

# Surplus Property Disposal Briefing Document

**Description:** Surplus Vehicle Sale

**Presenter:** Mike Shaw

**Submitted By:** Mike Shaw

**Recommendation:** Recommend sale of surplus vehicles

**Background Information:** Sale of surplus vehicles and equipment that has met its useful life and is no longer needed or used by the City and vehicles that are on the annual roll out program. The roll over program is vehicles sold after one year of use, the minimum bid for each vehicle is the cost for that vehicle when it was purchased by the City. Other surplus vehicles' price is set at current book values. Attached is a list of the vehicles and equipment.

**Fiscal Impact:** N/A

**Impacted Fund:** N/A



**WASHINGTON CITY  
SURPLUS 2022**

<b><u>ITEM#</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>NOTES</u></b>	<b><u>MINIMUM BID</u></b>
#1	2009 Ford F250 regular cab long bed, 4X2, 5.4L, White. 194,095 miles 1FTNF20589EA14269	Has CNG. Engine is consuming oil.	\$3,500.00
#2	1995 Ford F150 regular cab long bed, 4X2, 5.0L, White. 172,610 miles 2FTEF15N2SCA33334	Has an intermittent stalling issue.	\$1,500.00
#3	1993 Freightliner F180 bucket truck White. 14,225 miles 4,242 hours 1B4GP44R6VB468852	Altech AM900 with 67' platform height	\$12,000.00
#4	1995 Ford F350 regular cab dump truck 7.3L diesel, White. 59,618 miles 1FDLF47F8SEA44827	Worn out seat on drivers side	\$5,000.00
#5	2010 Ford Explorer, V8, 4.6L, 4x4 4.6L Black. 127,176 miles 1FMEU7D87AUA71835	Missing interior pieces from being Police patrol car	\$2,500.00
#6	2021 Ford Ranger Lariat Crew cab, 4X4, 2.3 turbo White. 8,268 miles 1FTER4FH2MLD06324		\$33,122.00
#7	1989 Case 580K Backhoe Unsure on hours 11G0164565	Has excessive hydraulic oil leaks Engine runs poorly	\$10,000.00
#8	Trail Sign		\$50.00
#9	36 Stack Chairs		\$50.00

**BID INSTRUCTIONS**

- All bids must be in a sealed envelope with Item# and Description written on the front of envelope.
- All bids must be received no later than DATE HERE
- All bids must be turned in to the Washington City Public Works Office, 1305 E Washington Dam Rd.
- Successful bidder shall pay in full within 24 hours after receiving notification of successful bid.
- No vehicle will be released without payment in full.
- All vehicles are sold as is.
- Bid opening will be at **10:00 AM** at Washington City Public Works Office.



WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** May 11, 2021

**ACTION REQUESTED:** Construction drawing approval for the secondary access roadway located in the Solis at Corral Canyon Subdivision located at the North end of Highland Parkway

**APPLICANT:** Cole West

**ENGINEER:** Rosenberg

**REVIEWED BY:** Eldon Gibb City Planner

**RECOMMENDATION:** Recommend approval

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**Background**

On April 27, 2022 City Council tabled this item to give the applicant time to incorporate changes to the proposed construction drawings. The applicant has incorporated undulations in an attempt to make the roadway feel and look more natural. Also, the applicant has incorporated landscape pockets as seen in figure 1 on sheet 3/2.

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On September 23, 2021 City Council approved the preliminary plat for the Solis at Coral Canyon Subdivision with the condition that the design of the secondary access be reviewed by the hillside review committee and then brought back before the council with the Hillside review recommendation along with the construction drawings.

On April 07, 2022 the Hillside Review Committee met on site where they reviewed the proposed design. The Hillside Review Committee motioned to recommend approval of the design which has been incorporated into the conditions below. The Hillside Review Committee's minutes and motion for approval have been attached to this report.

Staff is very sensitive to the visual impact of the roadway and if mitigated correctly, the proposed



roadway could be visually pleasing to the community. Conditions 2-4 address this concern. If coloring or staining of retaining walls is to be used, an additional condition should be considered for reapplication of the coloring/staining due to fading or discoloration.

John Hehnke in the Public Works Department has also reviewed the construction drawings and noted the upper roadway portion including the trail easement details a 50 foot wide right of way. This right of way will need to be widened as it currently does not encompass any shoulder area. Additionally, if the intent is to have the city maintain the drainage channels along the roadway and trail, they will need to be incorporated within the right of way.

### **Recommendation**

Staff recommends that the City Council approve the design for the secondary access roadway at the Solis at Coral Canyon Subdivision subject to the following conditions:

### **Conditions**

1. The secondary access roadway will be completed prior to any Certificate of Occupancies issued in the Solis at Coral Canyon Subdivision.
2. The cut and fill areas created for this roadway (including any existing cuts) shall be entirely covered with rock so that no red scarring is visible. All rock materials used shall be approved by the city prior to installation.
3. The developer shall use basalt rock to retain and cover the fill/cut areas of the road as used in the adjacent developments (Sendera at Sienna Hills and Highland Park). The boulder retainers near the top of the ridge shall be treated/stained to better match the dark colors. All rock material shall be approved by the city prior to installation.
4. All rip rap for the drainage channels, retaining walls, and any type of rock ground cover over disturbed areas shall match or blend into the existing terrain. All materials shall be approved by the city prior to installation.

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### **Solis secondary roadway Hillside Review Minutes**

**April 7, 2022**

In Attendance: Drew, Eldon, Councilman Ivie, Lynn Sypush, Quinn Allgood, Dave Black, James Dotson, Jason Smith (abstained) Dell w/ Rosenberg, Cole West Team - Courtney, Eric Skyler



The committee discussed the proposal pointing out fill areas, existing cuts/scarring already in existence, native vegetation and color schemes for the given area. The committee discussed other hillside cuts in this area (to the north) that are not included in the proposal but will be looked at with future development.

The committee reviewed the proposed trail system in conjunction with the roadway and how the proposed trail blends in with the cities future trail plans.

The committee visited the site and started at the bottom of the roadway looking up. The proposed roadway was staked for a visual representation of the location. What stood out to the committee from this view was the green / blue hues in the landscaping that extended up to the top where black colors were more prominent. The Committed discussed blending these native colors into the mitigation plan for aesthetic purposes.

The committee visited the top area of the site looking down. Skyler expressed Cole West's desire to blend not only the roadway cut/fill areas in with native color but the fill areas of the subdivision as well.

The committee discussed the predominant black colors that are seen at the top of the hill.

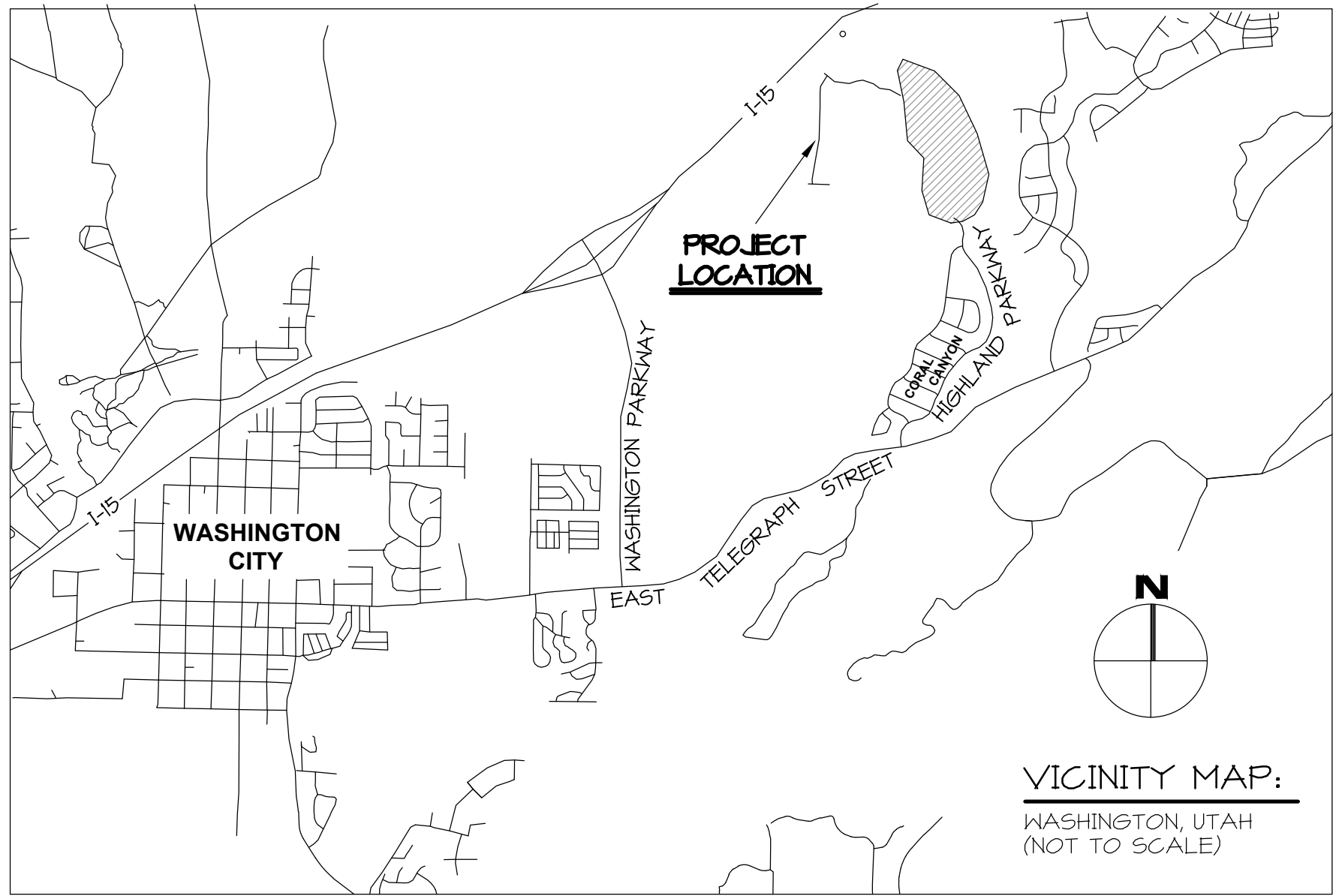
James made a motion to recommend for approval the secondary access road for the Solis Subdivision as presented in the drawings with the condition:

The developer shall use basalt rock to retain and cover the fill/cut areas of the road as used in the development below (Sendera @ Sienna Hills) and Cole West's previous development to the south (Highland Park). Also the boulder retainers shall be treated/stained to better match the dark colors as seen on top of the ridge.

Quinn second the motion

The committee unanimously passed the motion with Jason abstaining his vote.





**POWER**  
DIXIE ESCALANTE RURAL ELECTRIC ASSOCIATION  
144 WEST BRIGHAM ROAD  
ST. GEORGE, UT 84790 (435) 673-3297

**WATER**  
WASHINGTON CITY  
111 NORTH 100 EAST  
WASHINGTON, UT 84780 (435) 656-6300

**NATURAL GAS**  
DOMINION ENERGY UTAH  
1155 EAST 350 NORTH  
ST. GEORGE, UT 84710 (435) 673-1514

**CATV SERVICE**  
TDS BROADBAND  
111 WEST 100 SOUTH  
ST. GEORGE, UT 84710 (435) 628-3681

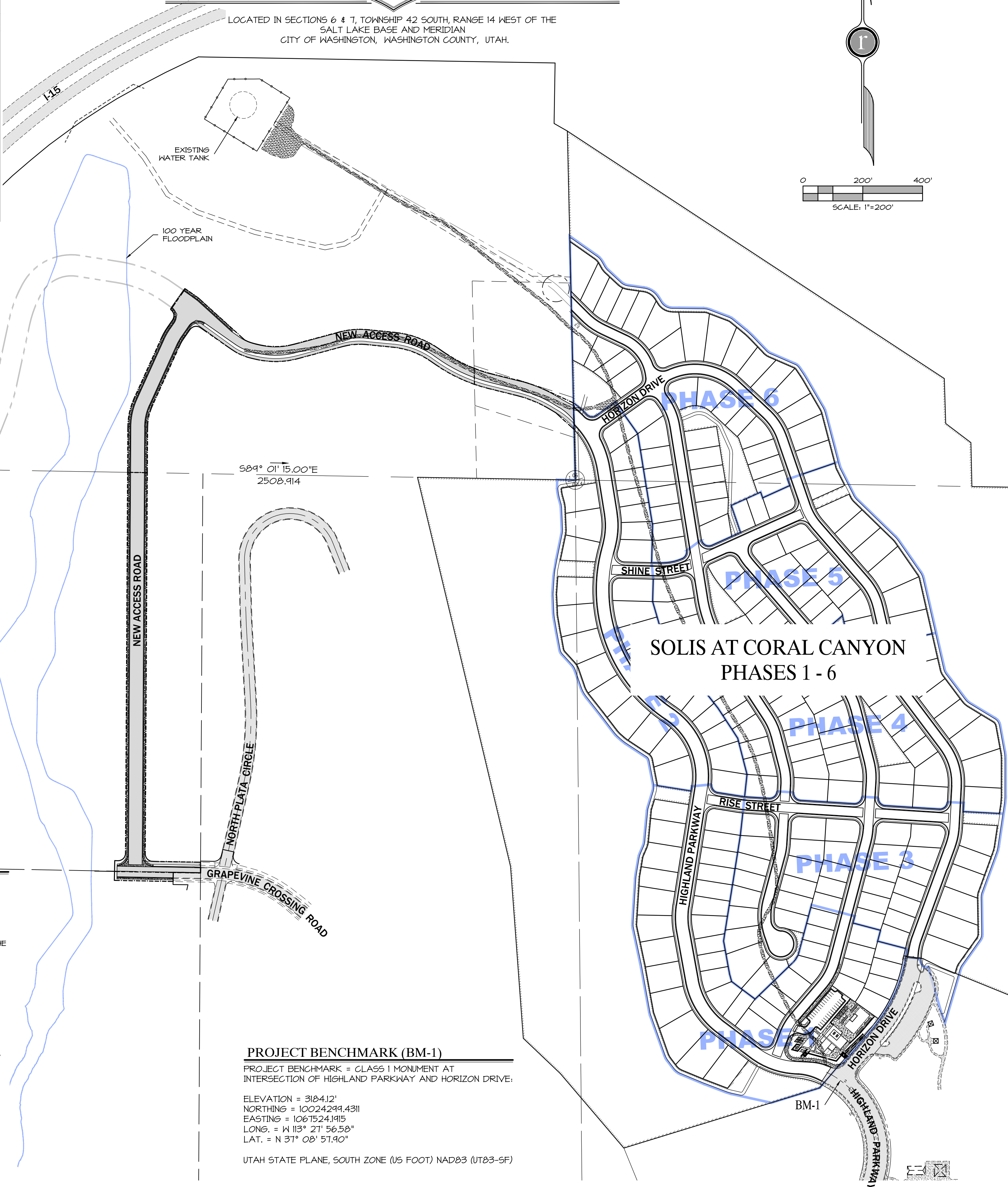
**TELEPHONE**  
CENTURY LINK COMMUNICATIONS  
546 NORTH 1400 EAST (TRAILER)  
ST. GEORGE, UT 84710 (435) 673-4634

**GENERAL NOTES:**

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
- OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
- A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
- UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF WASHINGTON STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF WASHINGTON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WASHINGTON SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE" LATEST EDITION AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY APPLIED GEOTECH (AGEC), DATED NOVEMBER 21, 2012, TITLED, "GEOTECHNICAL INVESTIGATION, 10 LOT SUBDIVISION, WASHINGTON, UTAH"
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.

# CONSTRUCTION PLANS SOLIS AT CORAL CANYON NEW ACCESS ROAD

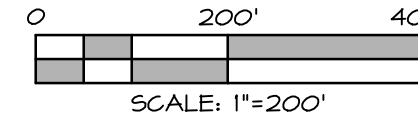
LOCATED IN SECTIONS 6 & 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE  
SALT LAKE BASE AND MERIDIAN  
CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



**PROJECT BENCHMARK (BM-1)**

PROJECT BENCHMARK = CLASS 1 MONUMENT AT  
INTERSECTION OF HIGHLAND PARKWAY AND HORIZON DRIVE.

ELEVATION = 3184.12'  
NORTHING = 10024294.4311  
EASTING = 1067524.1915  
LONG. = W 113° 21' 56.58"  
LAT. = N 37° 08' 57.90"



**OWNER/DEVELOPER/CONTACT**

THE DEVELOPER FOR THIS PROJECT IS  
COLE WEST DEVELOPMENT  
DRAKE J. HOWELL  
2250 NORTH CORAL CANYON BOULEVARD  
WASHINGTON, UTAH 84780 (435) 862-6183

**PROJECT LOCATION**

THE PROJECT IS LOCATED AT:  
HIGHLAND PARKWAY

**PROJECT ENGINEER**

THE ENGINEER FOR THIS PROJECT IS:  
ROSENBERG ASSOCIATES  
JASON S. SMITH  
DEL S. KETENKAMP  
352 EAST RIVERSIDE DRIVE, SUITE A2  
ST. GEORGE, UTAH 84790 (435) 673-8586

**GEOTECHNICAL ENGINEER**

THE ENGINEER FOR THIS PROJECT IS:  
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.  
158 WEST 1600 SOUTH  
ST. GEORGE, UTAH 84710 (435) 673-8850



Know what's below.  
Call before you dig.

NOTICE:  
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE  
OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE  
FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE  
ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN  
OR SHOWN INCORRECTLY.

**SHEET LAYOUT**

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	GRADING PLAN
C3.1	GRADING CROSS SECTIONS & DETAILS
C3.2	GRADING DETAILS
C4.0	UTILITY PLAN (POWER, WATER & SEWER)
C4.1	UTILITY PLAN (CATV, GAS & PHONE)
C5.0	PLAN & PROFILE - HIGHLAND PARKWAY
C5.1	PLAN & PROFILE - HIGHLAND PARKWAY
C5.2	PLAN & PROFILE - ACCESS ROAD - 01
C5.3	PLAN & PROFILE - ACCESS ROAD - 01
C5.4	PLAN & PROFILE - ACCESS ROAD - 01
C5.5	PLAN & PROFILE - ACCESS ROAD - 02
C6.0	EROSION CONTROL PLAN
C6.1	EROSION CONTROL DETAILS

**ENGINEER'S ACKNOWLEDGEMENT:**

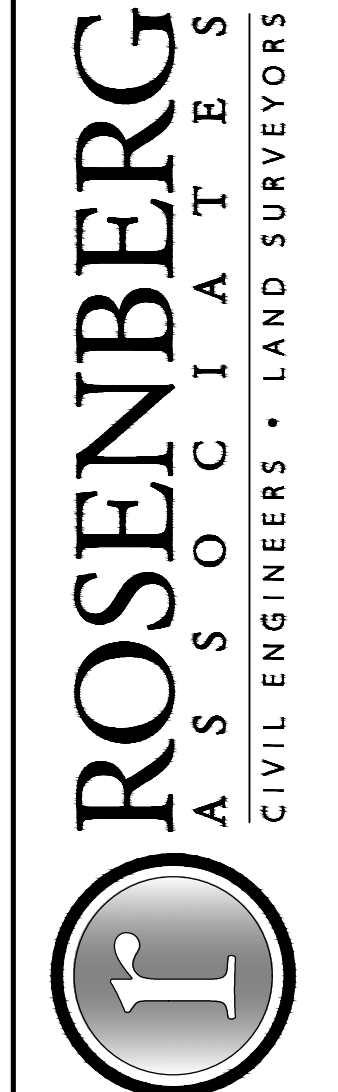
I, JASON S. SMITH, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A  
REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF  
THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION  
(LICENSE) NUMBER 7602428. I FURTHER CERTIFY THAT THE DESIGN OF THESE  
IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION  
AND IS ACCURATELY REPRESENTED ON THESE PLANS.

*Jason S. Smith*  
JASON S. SMITH, P.E.

CERTIFICATE NO. 7602428

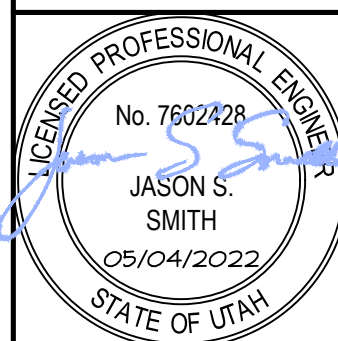
DATE  
MAY 04, 2022

DATE:	05/04/2022
JOB NO.:	12051-21-001
DESIGNED BY:	DSM
CHECKED BY:	JSS
DWG:	Construction Set
DATE:	
REVISIONS:	



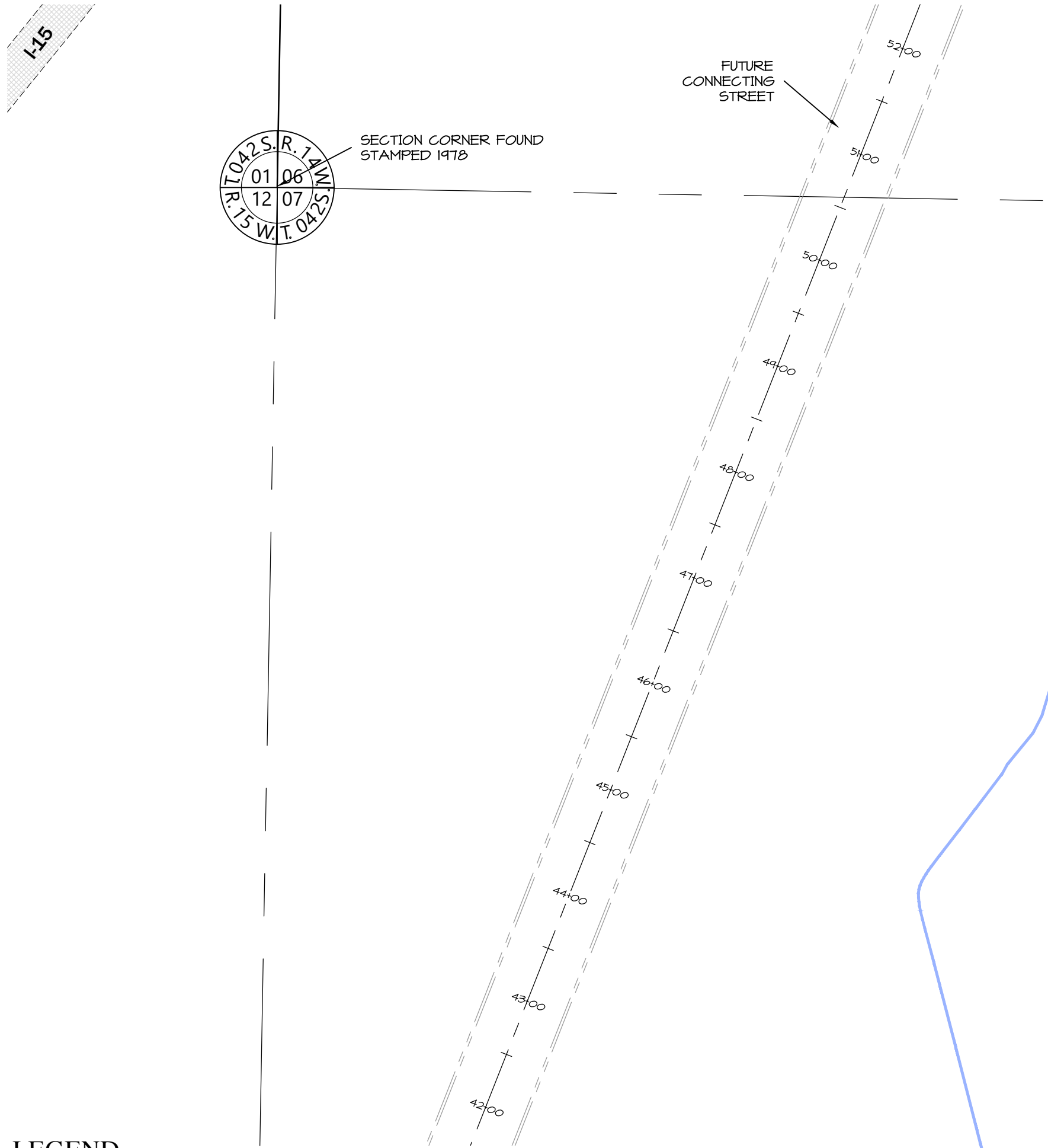
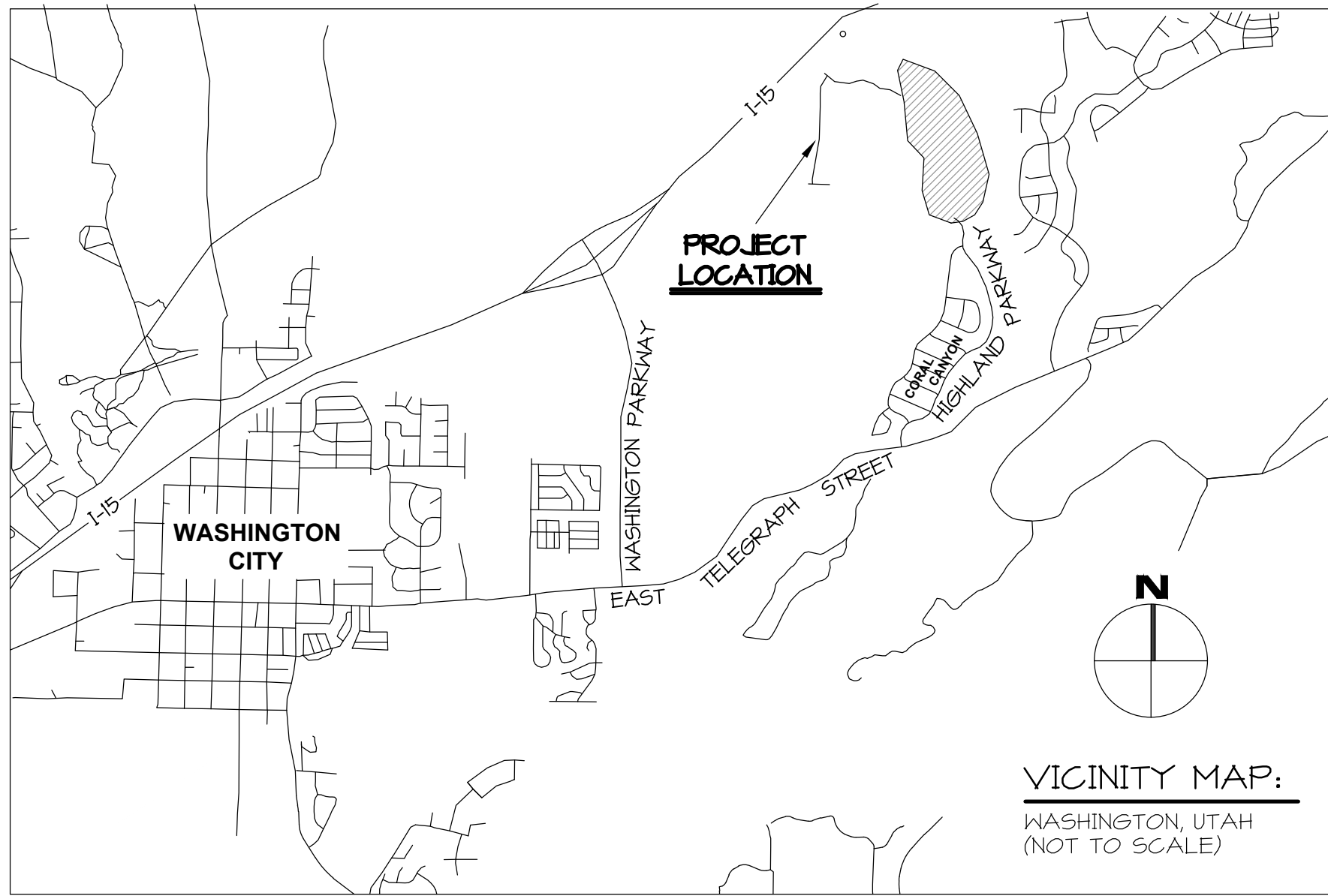
352 East Riverside Drive  
Suite A-2  
St. George, Utah 84790  
Ph (435) 673-8586 Fx (435) 673-8397  
www.racul.com

**COVER SHEET**  
FOR  
**NEW ACCESS ROAD - SOLIS AT CORAL CANYON**  
HIGHLAND PARKWAY  
WASHINGTON, UTAH



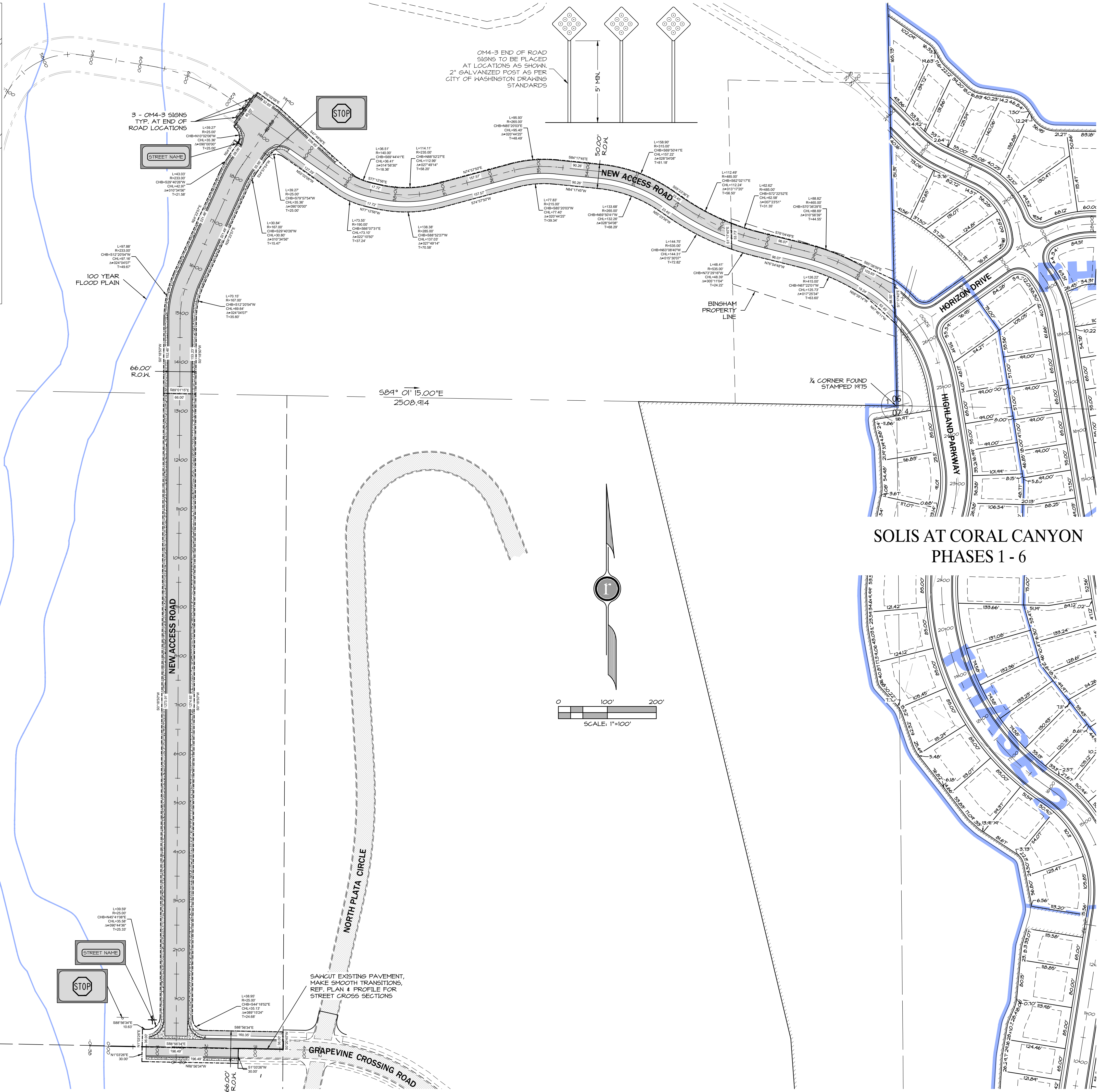
SHEET  
**C1.0**  
1 OF 15 SHEETS





EXISTING	DESCRIPTION	PROPOSED
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	FENCE LINE (CHAIN LINK)	---
---	FENCE LINE (BARB WIRE)	---
---	FENCE LINE (WOOD/OTHER)	---
---	PROPERTY LINE	---
---	R.O.W./EASEMENT LINE	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
⊕	CLASS I MONUMENT	⊕
⊕	CLASS II MONUMENT	⊕
	STOP SIGN	⊕
	STREET NAME SIGN	⊕
	MAILBOX LOCATION (16 BOX)	⊕

NOTE:  
SURVEY MONUMENTS  
ARE SHOWN IN GENERAL  
LOCATIONS ONLY. SEE  
FINAL PLAT FOR FINAL  
LOCATIONS SET.





ESTIMATED EARTHWORK VOLUMES:

45,377 (C) CU. YD. CUT  
25,110 (F) CU. YD. FILL  
19,267 (C) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED SOLELY ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED GRADING GRADE SURFACE (DATUM - DOES NOT INCLUDE ASPHALT, CONCRETE OR ROAD BASE). THIS IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND IT DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED.

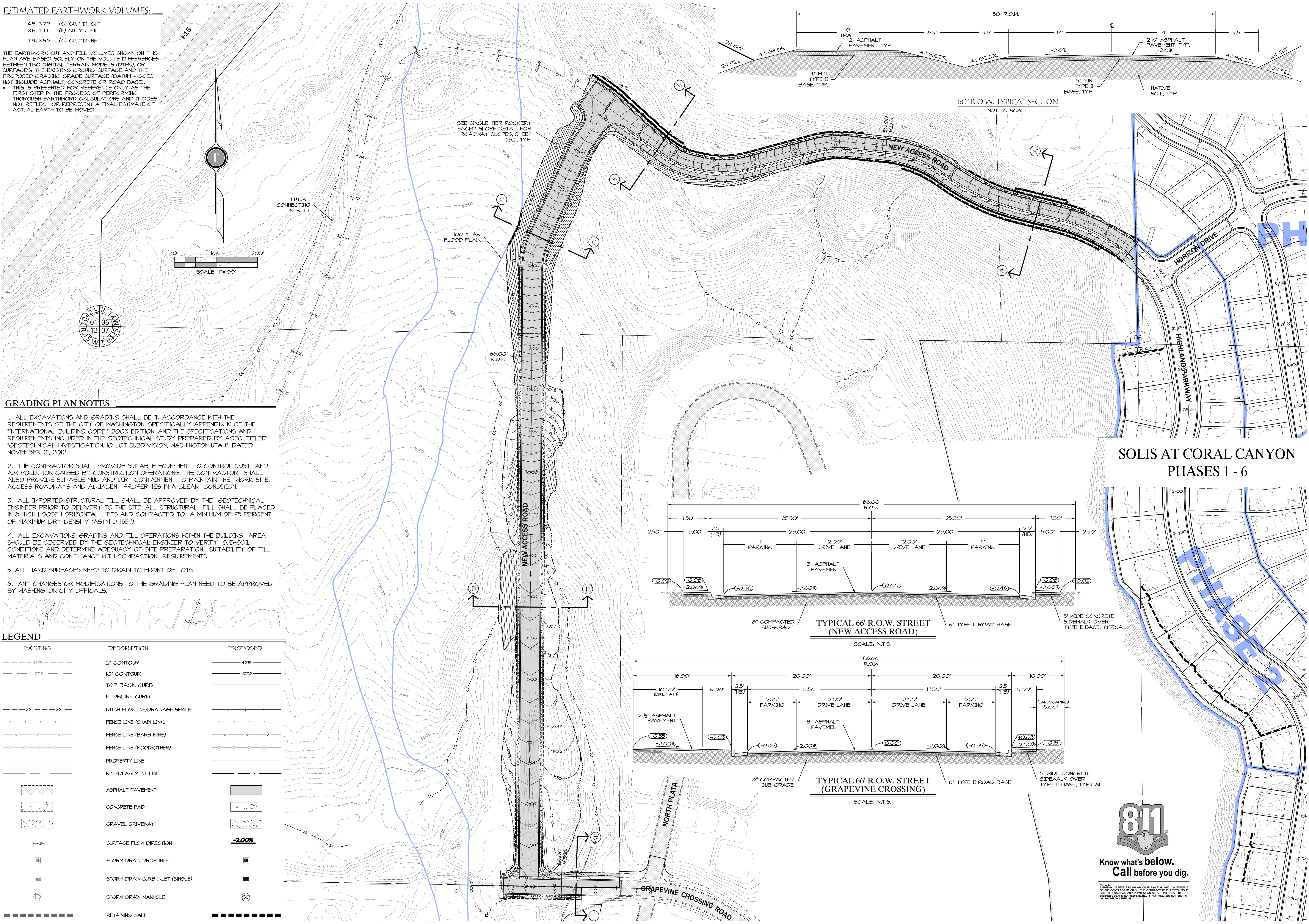
GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WASHINGTON, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2009 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY AGE, TITLED "GEOTECHNICAL INVESTIGATION, 10 LOT SUBDIVISION, WASHINGTON UTAH", DATED NOVEMBER 21, 2012.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. ALL HARD SURFACES NEED TO DRAIN TO FRONT OF LOTS.
6. ANY CHANGES OR MODIFICATIONS TO THE GRADING PLAN NEED TO BE APPROVED BY WASHINGTON CITY OFFICIALS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	DITCH FLOWLINE/DRAINAGE SHALE	---
---	FENCE LINE (CHAIN LINK)	---
---	FENCE LINE (BARB WIRE)	---
---	FENCE LINE (WOOD/OTHER)	---
---	PROPERTY LINE	---
---	R.O.W./EASEMENT LINE	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	SURFACE FLOW DIRECTION	---
---	STORM DRAIN DROP INLET	---
---	STORM DRAIN CURB INLET (SINGLE)	---
---	STORM DRAIN MANHOLE	---
---	RETAINING WALL	---

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SOLIS AT CORAL CANYON  
PHASES 1 - 6

DATE: 05/04/2022  
JOB NO.: 12051-21-001  
DESIGNED BY: DSN  
CHECKED BY: JSS  
DWG: Construction Set

ROSENBERG  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS

552 East Riverside Drive  
Suite A-2  
St. George, Utah 84790  
Ph (435) 673-8586 Fx (435) 673-8397  
www.rachd.com

GRADING PLAN  
FOR  
NEW ACCESS ROAD - SOLIS AT CORAL CANYON  
HIGHLAND PARKWAY  
WASHINGTON, UTAH

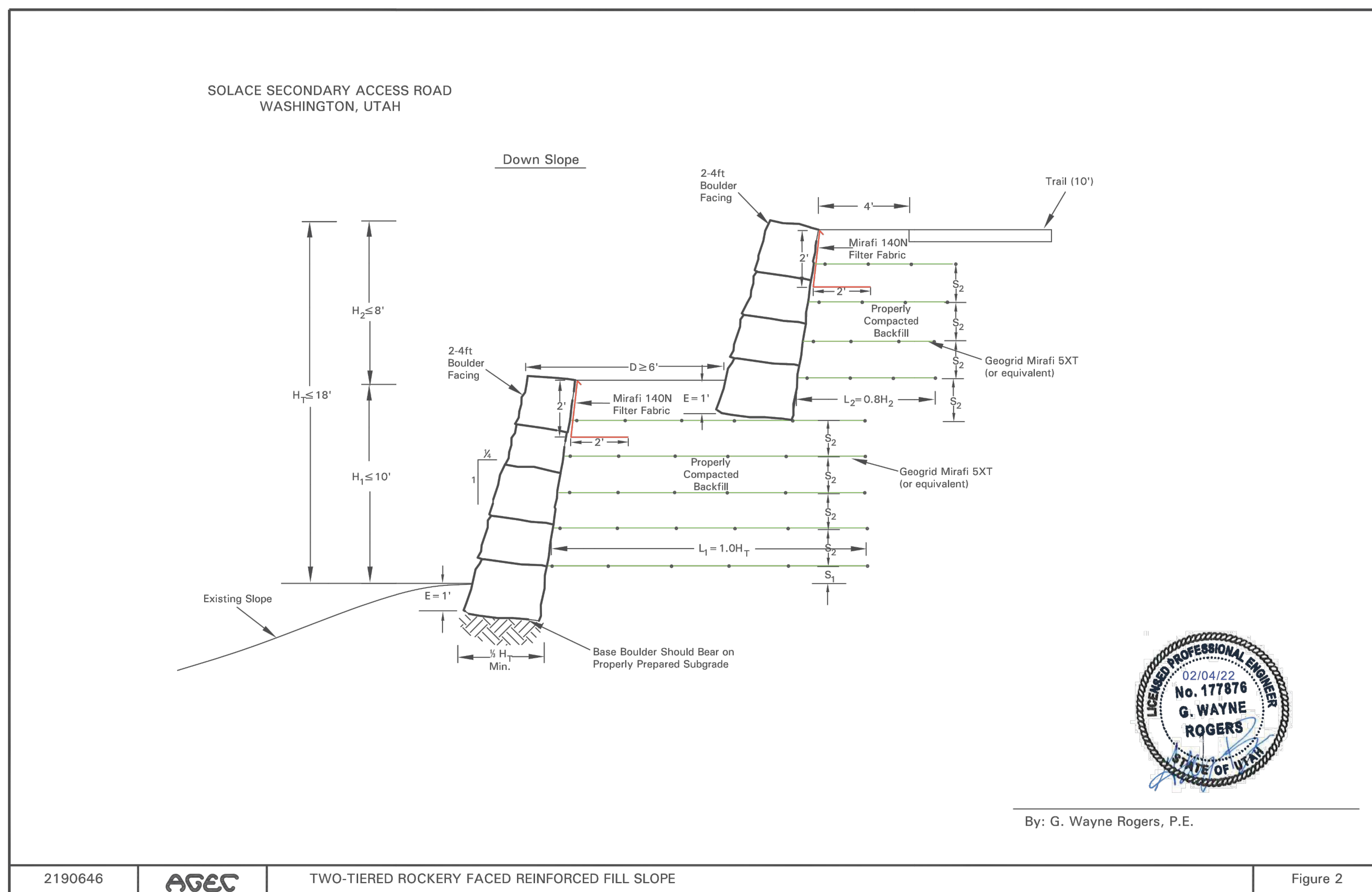
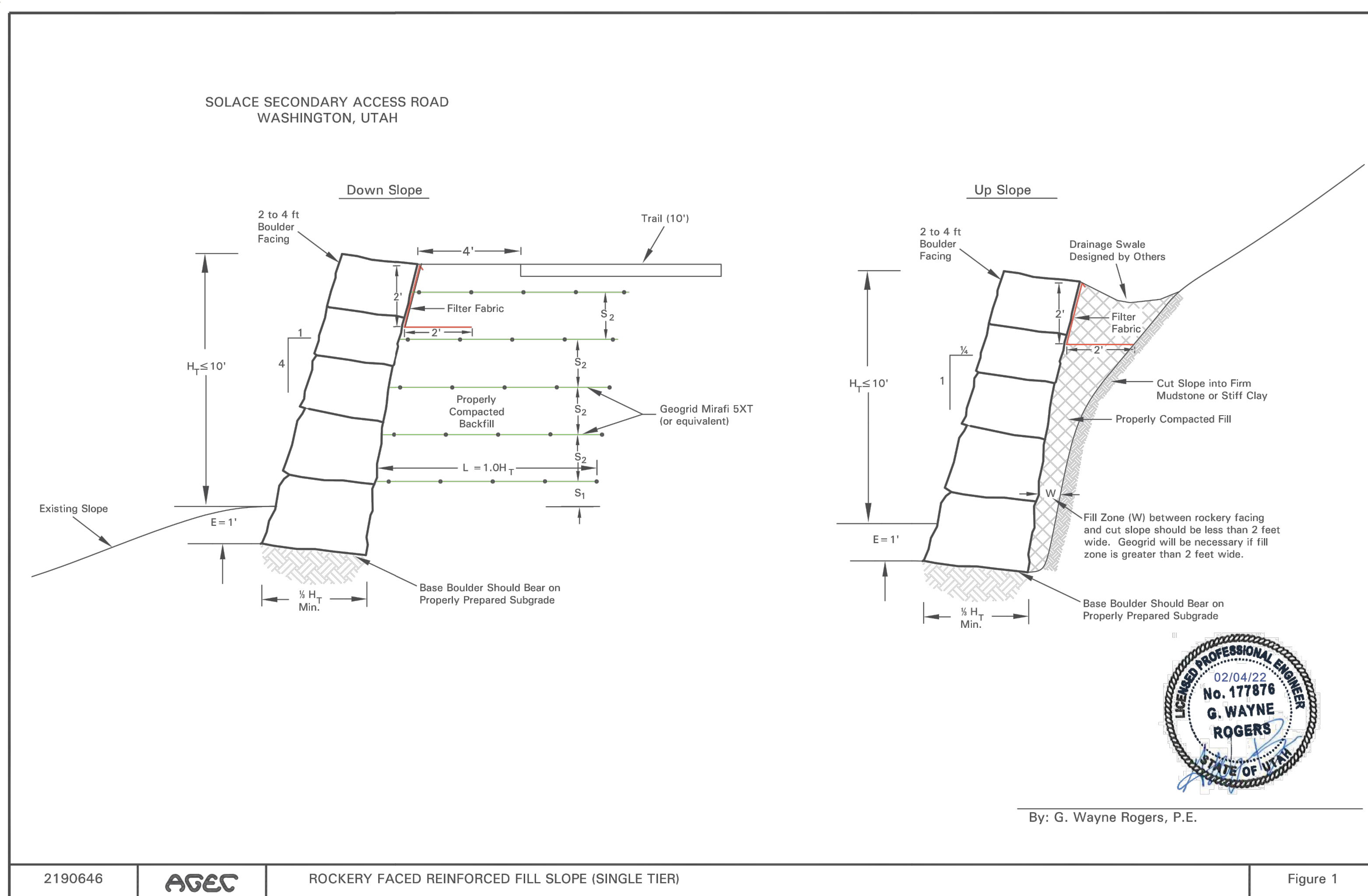
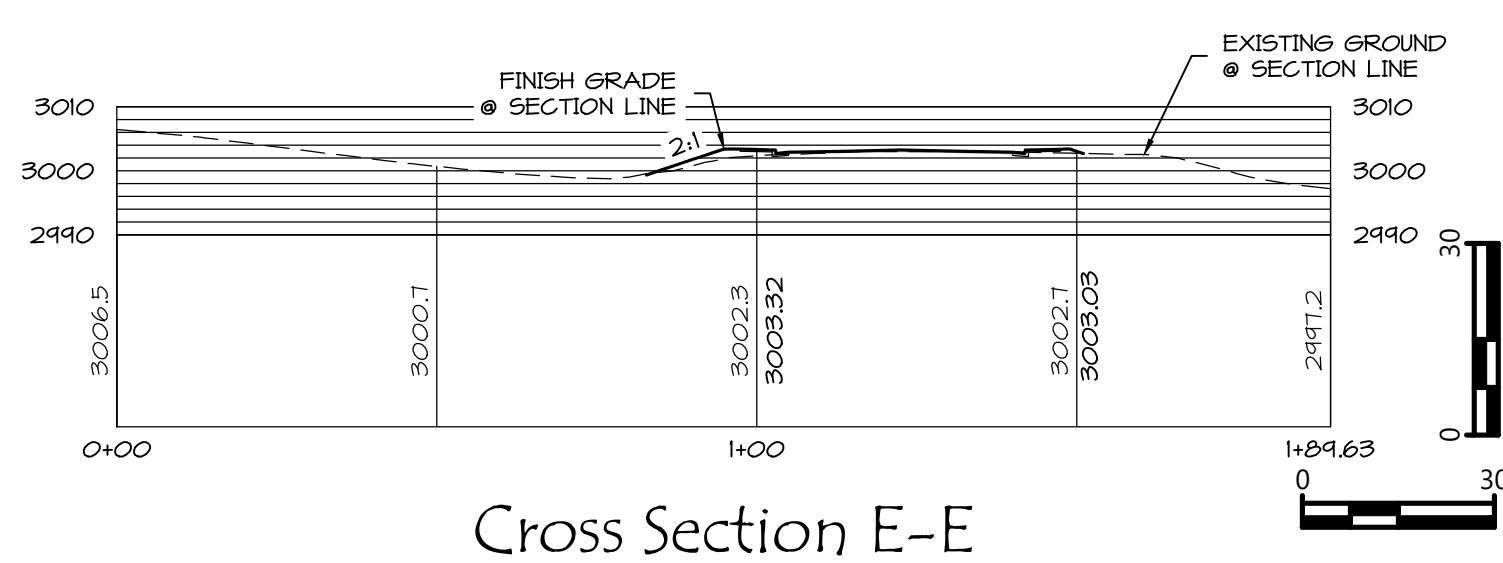
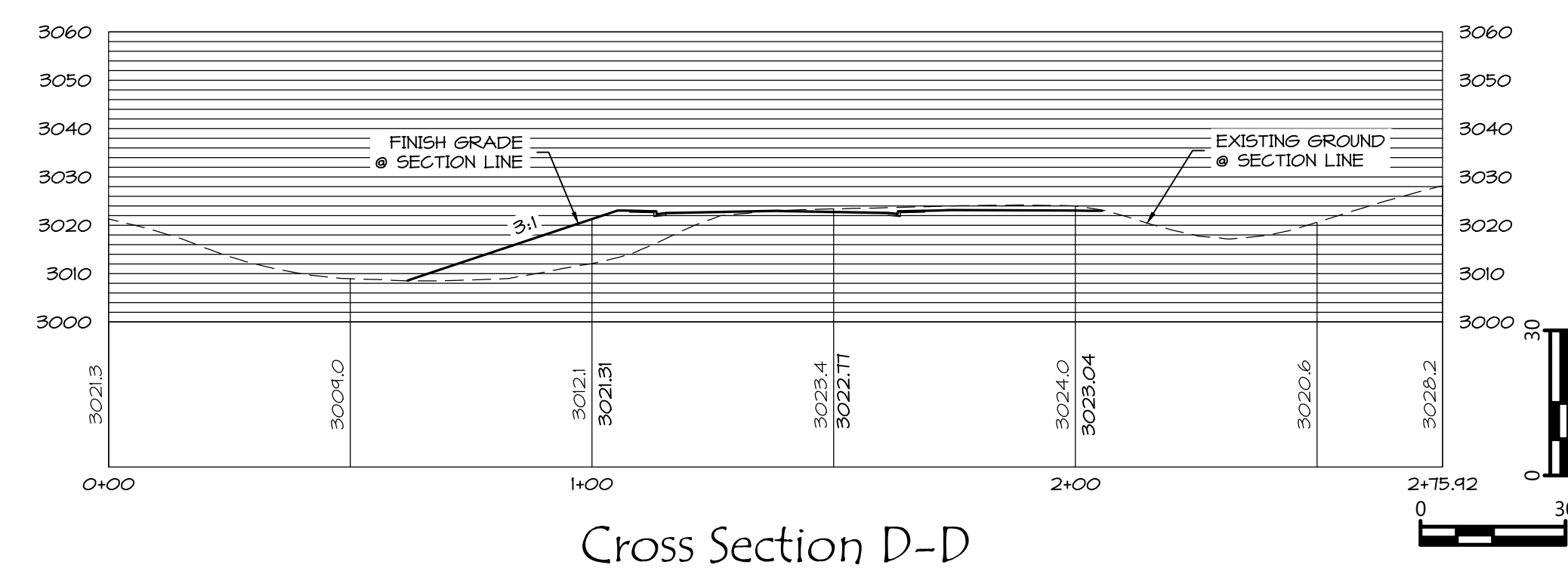
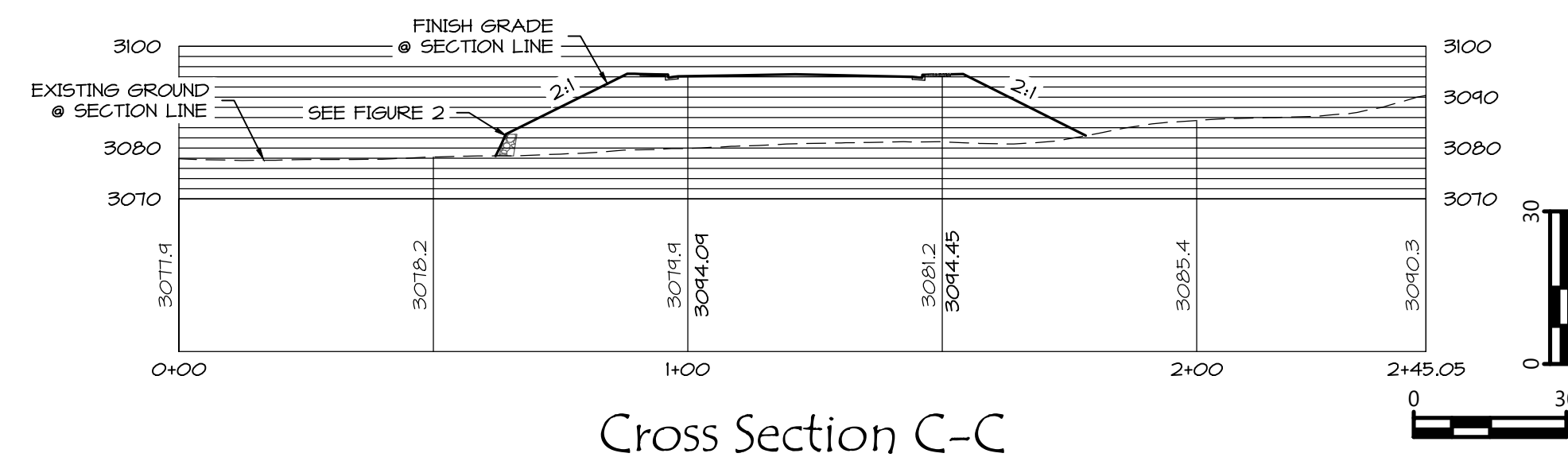
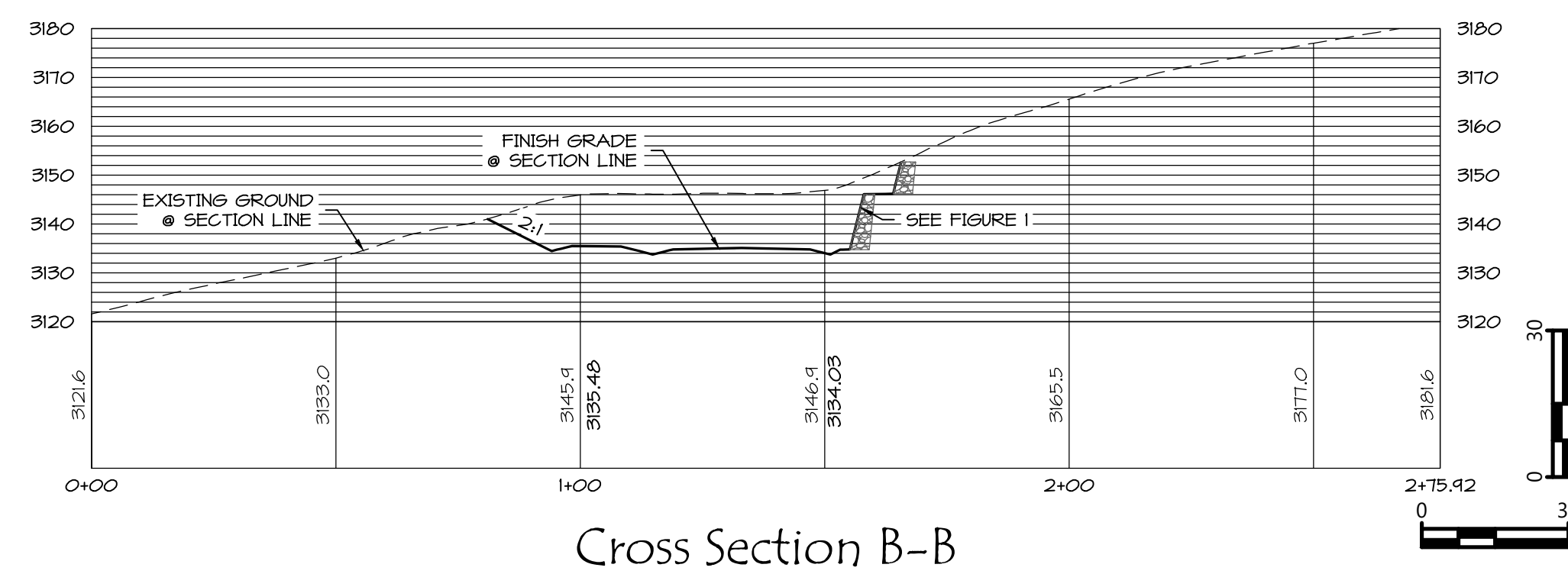
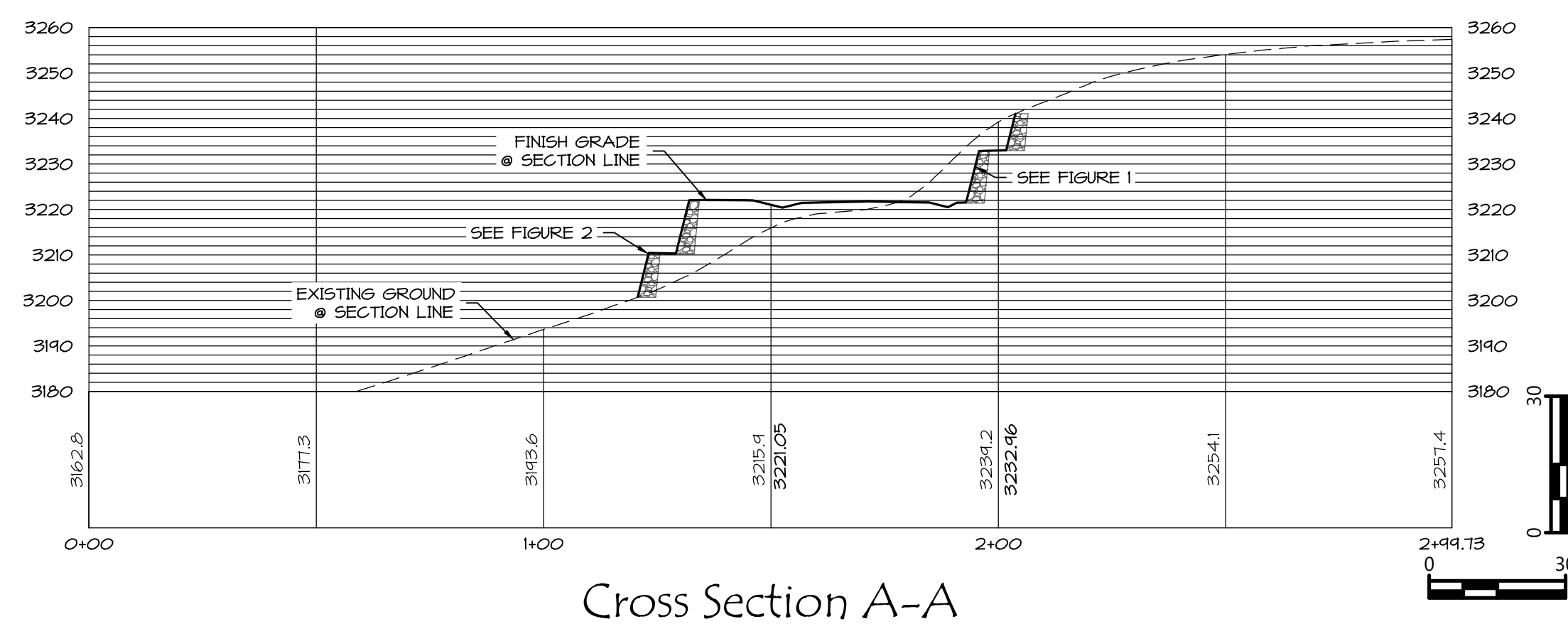
811  
Know what's below.  
Call before you dig.

NOTES:  
1. EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE BURNED BOARD IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

PROFESSIONAL ENGINEER  
No. 7602428  
JASON S. SMITH  
05/04/2022  
STATE OF UTAH

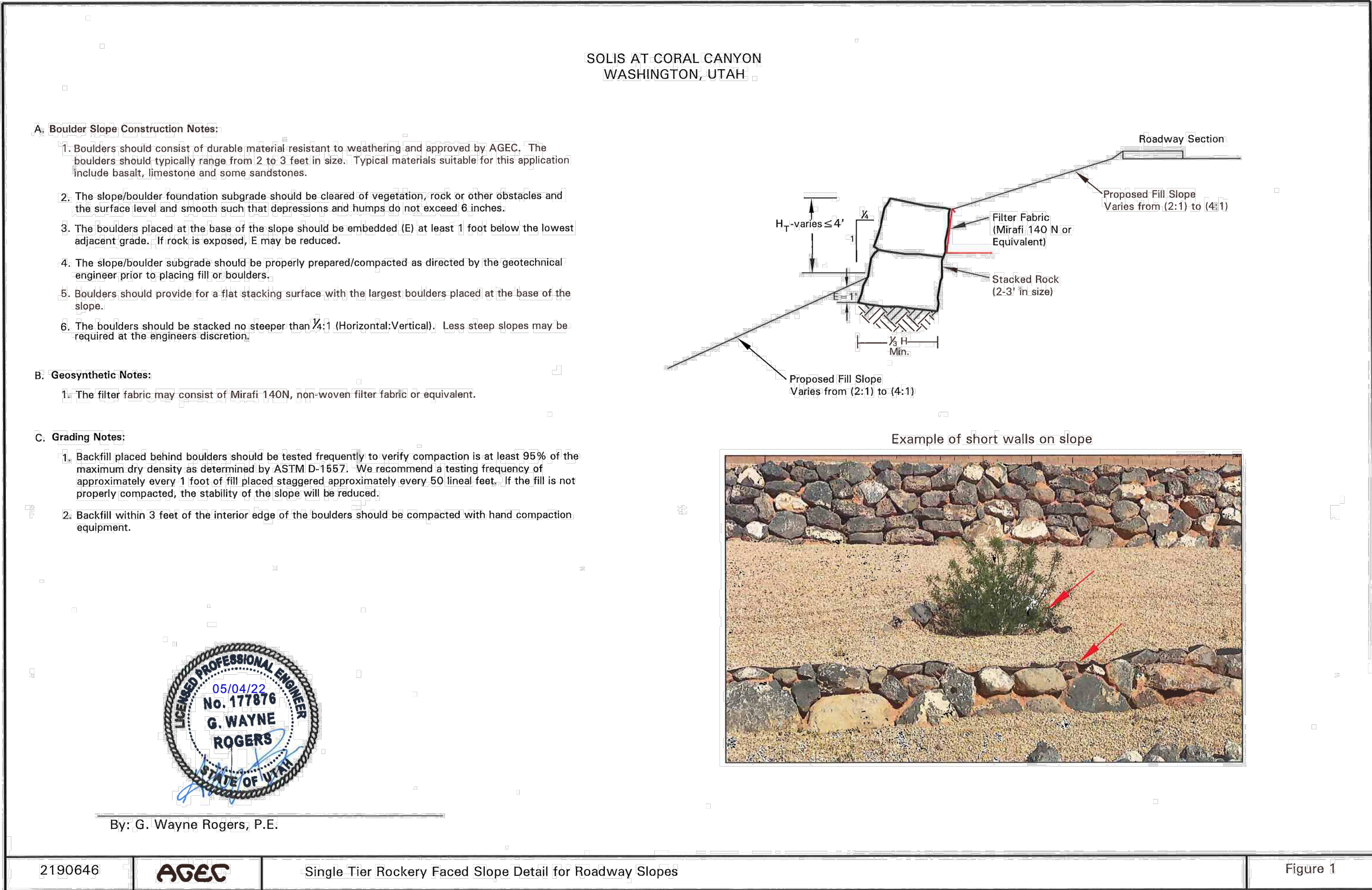
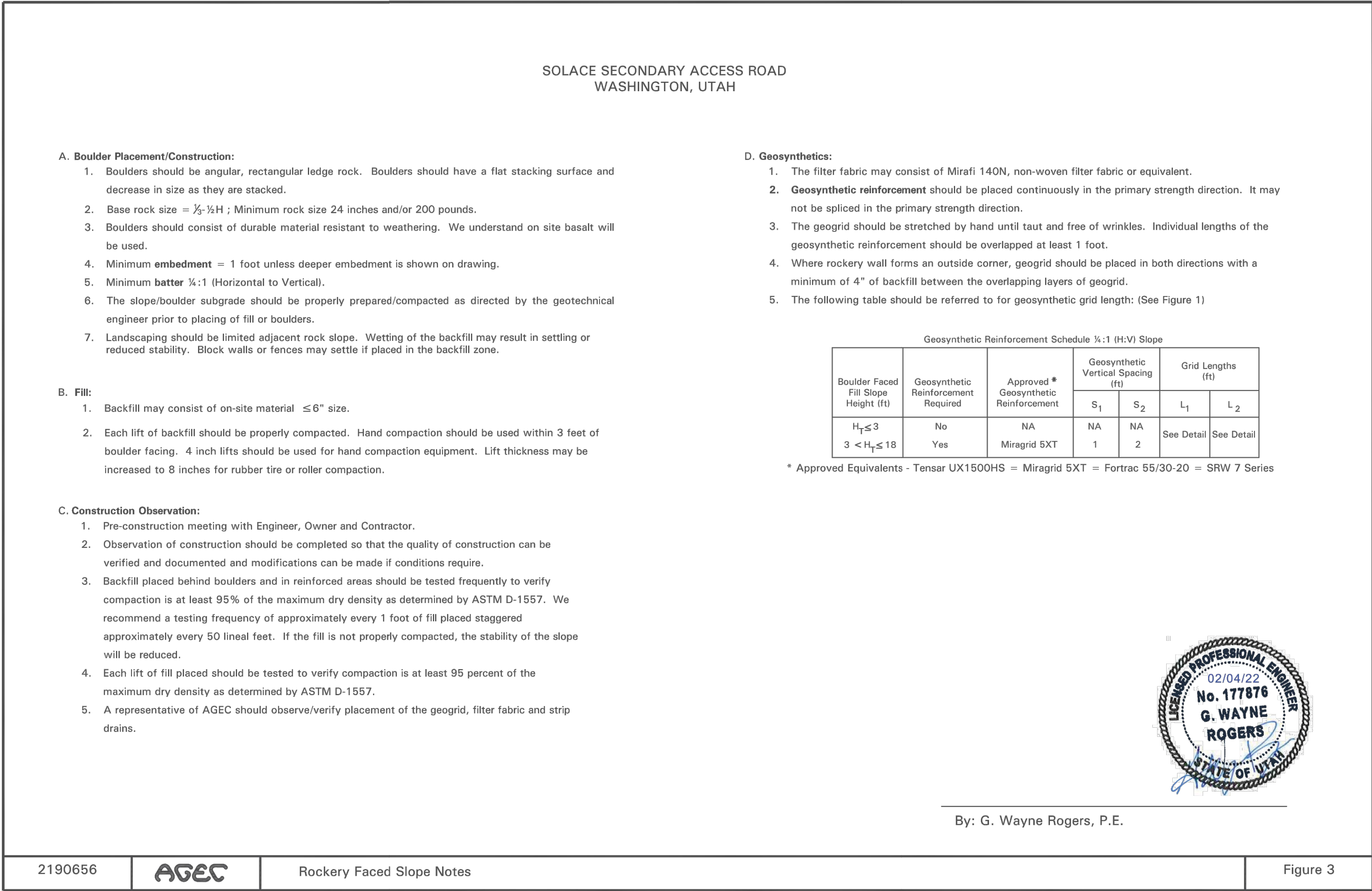
SHEET  
C3.0  
3 OF 15 SHEETS







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DATE:	05/04/2022
JOB NO.:	12051-21-001
DESIGNED BY:	DSN
CHECKED BY:	JSS
DWG:	Construction Set
DATE:	
REVISIONS:	



**ROSENBERG**  
ASSOCIATES  
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St. George, Utah 84790  
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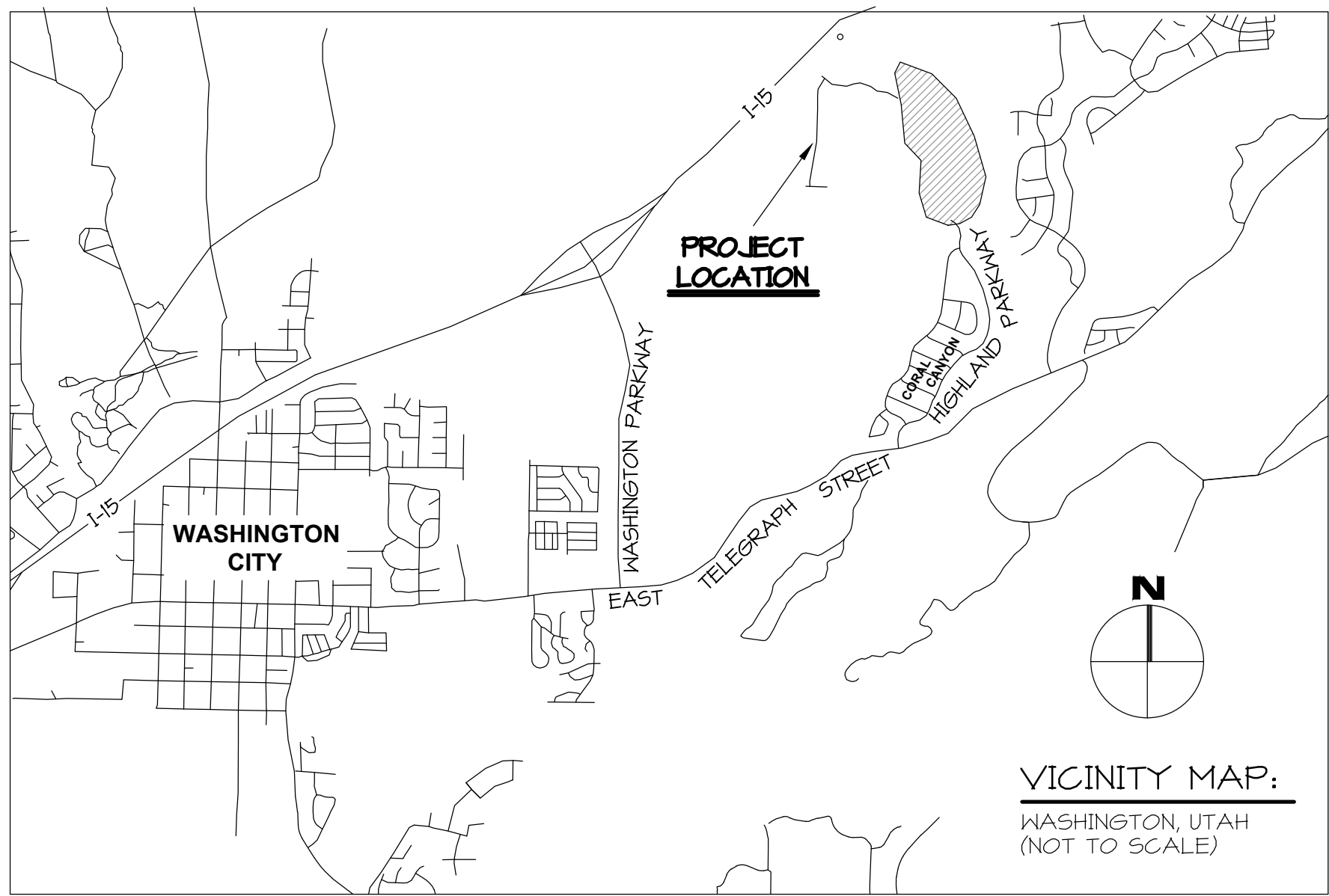
**GRADING DETAILS  
FOR  
NEW ACCESS ROAD - SOLIS AT CORAL CANYON  
HIGHLAND PARKWAY  
WASHINGTON, UTAH**



**JASON S. SMITH**  
05/04/2022  
STATE OF UTAH

SHEET  
**C3.2**  
5 OF 15 SHEETS





#### POWER NOTES

- THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JIC APPROVAL STAMP. UPON RECEIPT OF THE JIC APPROVED DRAWINGS, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.
- ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE NATIVE BACKFILL CAN BE UTILIZED.
- IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
- ALL JIC TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6" TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
- FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALL BE SUBMITTED TO DIXIE POWER'S ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
- ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
- ANY FIELD CHANGES TO THE JIC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
- OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (15 FT IN FRONT AND 5 FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PHH HARDWARE) FOR EASE OF ACCESS.

#### DEREA POWER LEGEND

PHASE A	—A—A—A—A—A—A—A—A—
PHASE B	—B—B—B—B—B—B—B—B—
PHASE C	—C—C—C—C—C—C—C—C—
PHASE ABC	—ABC—ABC—ABC—ABC—ABC—ABC—
3 PHASE	—500 *WCM—500 *WCM—500 *WCM—500 *WCM—
SECONDARY-A-PHASE	—A—A—A—A—A—A—A—A—
SECONDARY-B-PHASE	—B—B—B—B—B—B—B—B—
SECONDARY-C-PHASE	—C—C—C—C—C—C—C—C—
SECONDARY FEEDER	—C—C—C—C—C—C—C—C—
TRANSFORMER	⬇ (ALL SHALL BE ANDERSON UTSB0500L)
4-WAY VAULT	⬇
PAD MOUNTED SWITCH	⬇
STREET LIGHT	⬇ (HISTORICAL - IN PRIVATE ST.) ⬇ (EXISTING)
STREET LIGHT	⬇ (COBRA HEAD - IN PUBLIC STREET)

#### LEGEND

EXISTING	DESCRIPTION	PROPOSED
—W—W—W—	WATER LINE (SIZE UNKNOWN)	—W—W—W—
—W—W—W—	WATER LINE (8" DIA)	—W—W—W—
—IRR—IRR—IRR—	IRRIGATION LINE (SIZE UNKNOWN)	—IRR—IRR—IRR—
—SS—SS—SS—	SEWER LINE (SIZE UNKNOWN)	—SS—SS—SS—
—SS—SS—SS—	SEWER LINE (8" DIA)	—SS—SS—SS—
—OH—OH—OH—	OVERHEAD POWER LINE	—OH—OH—OH—
—W—W—W—	PROPOSED 3/4" WATER SERVICE W/ METER TO LOT (5' FROM PROPERTY LINE)	—W—W—W—
—W—W—W—	PROPOSED WATERLINE BEND	—W—W—W—
—W—W—W—	PROPOSED 1" IRRIGATION SERVICE W/ METER TO LOT (7' FROM PROPERTY LINE)	—W—W—W—
—W—W—W—	PVC SANITARY SEWER LATERAL TO LOT	—W—W—W—
—W—W—W—	RETAINING WALL	—W—W—W—
—W—W—W—	FIRE HYDRANT	—W—W—W—
—W—W—W—	SEWER MANHOLE	—W—W—W—
—W—W—W—	WATER VALVE	—W—W—W—
—W—W—W—	WATER METER	—W—W—W—
—W—W—W—	ASPHALT PAVEMENT	—W—W—W—
—W—W—W—	CONCRETE PAD	—W—W—W—
—W—W—W—	GRAVEL DRIVEWAY	—W—W—W—
—W—W—W—	STORM DRAIN DROP INLET	—W—W—W—
—W—W—W—	STORM DRAIN CURB INLET	—W—W—W—
—W—W—W—	STORM DRAIN MANHOLE	—W—W—W—
—W—W—W—	STREET LIGHT	—W—W—W—

#### WATER:

WASHINGTON CITY WATER SERVICES  
111 N. 100 E.  
WASHINGTON, UTAH 84780  
(435) 656-6300

#### POWER:

DIXIE ESCALANTE POWER  
145 WEST BRIGHAM ROAD  
ST. GEORGE, UTAH 84790  
(435) 673-3297

DEVELOPER:  
COLE WEST DEVELOPMENT  
CONTACT: DRAKE J. HOWELL  
2250 NORTH CORAL CANYON BOULEVARD  
WASHINGTON, UTAH 84780  
(435) 862-6183

#### CIVIL ENGINEER:

ROSENBERG ASSOCIATES  
CONTACT: JASON SMITH  
352 E. RIVERSIDE DR., SUITE A-2  
ST. GEORGE, UTAH 84790  
(435) 673-8586

#### GENERAL NOTES

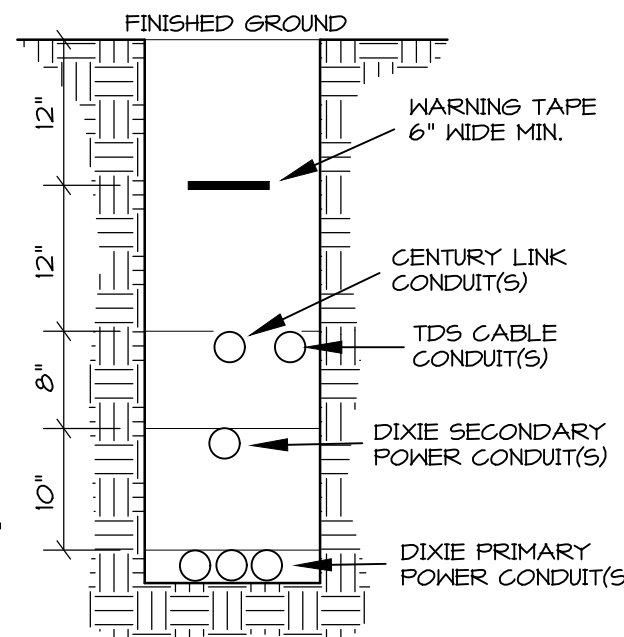
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF WASHINGTON STANDARDS.

#### WATER NOTES

- ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF WASHINGTON WATER DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF WASHINGTON STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," THE "UNIFORM PLUMBING CODE," AND THE "UNIFORM BUILDING CODE," LATEST EDITION AS ADMINISTERED BY THE CITY OF WASHINGTON.
- CONTRACTOR SHALL POT-HOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE CITY REPRESENTATIVE IF FOUND TO BE OUTSIDE THE WASHINGTON CITY DESIGN STANDARD PRIOR TO COMMENCING ANY CONSTRUCTION OF THE NEW WATER MAIN.
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 609.16.4.
- ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON.
- 1/4 GAUGE WIRE SHALL BE TIED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
- ASPHALT REPAIRED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
- CONTRACTORS SHALL CUT OFF AND GAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
- ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF WASHINGTON WATER SERVICES ENGINEER.

#### SEPARATION NOTES

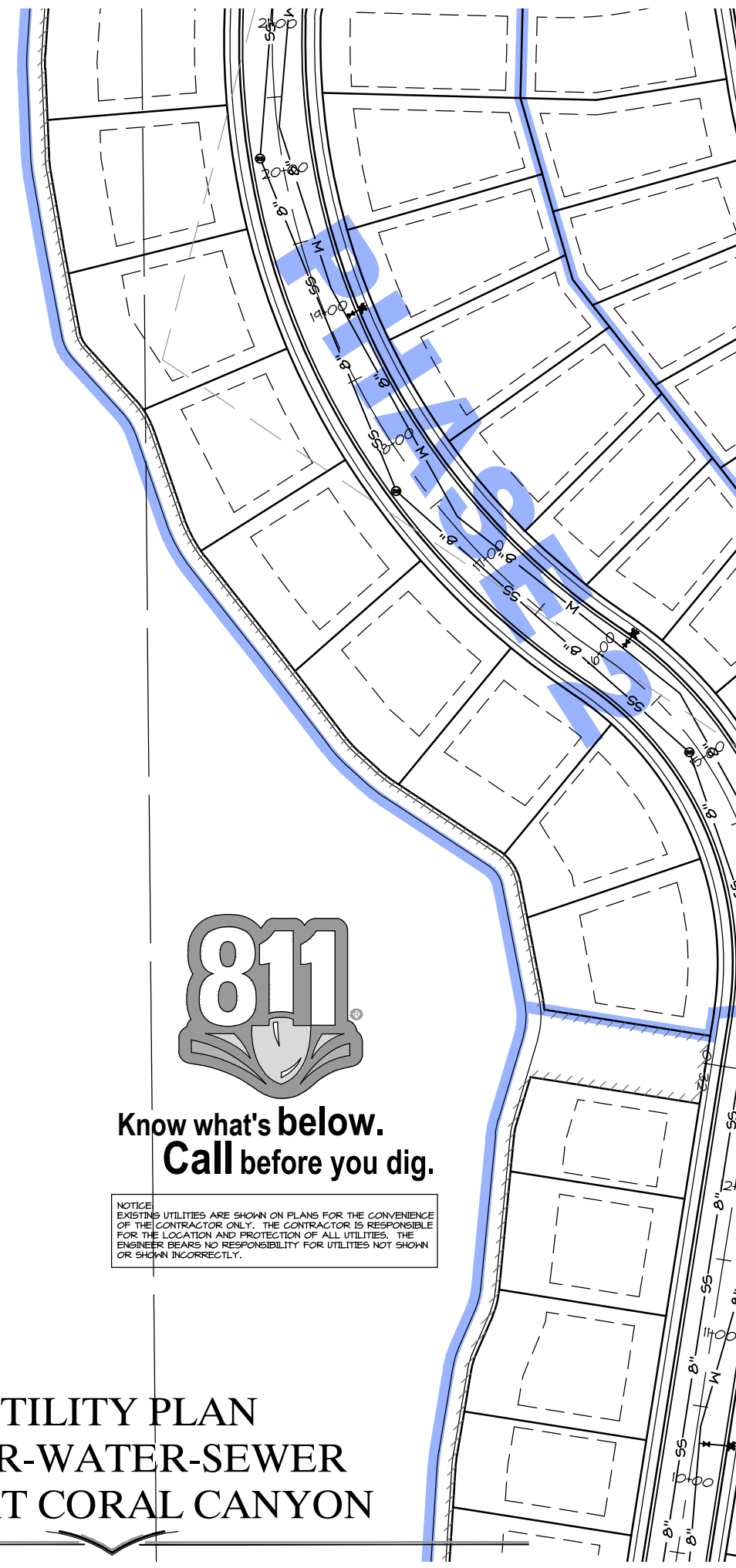
GAS TO WATER OR WASTEWATER	- 5 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER	- 10 FT
HORIZONTAL 4	- 18 IN VERTICAL



#### JOINT UTILITY TRENCH DETAIL

NOT TO SCALE

## SOLIS AT CORAL CANYON PHASES 1 - 6



## UTILITY PLAN POWER-WATER-SEWER SOLIS AT CORAL CANYON

DATE:	04/08/2022
JOB NO.:	12051-21-001
DESIGNED BY:	DSN
CHECKED BY:	JSS
DWG:	Construction Set
DATE:	
REVISIONS:	

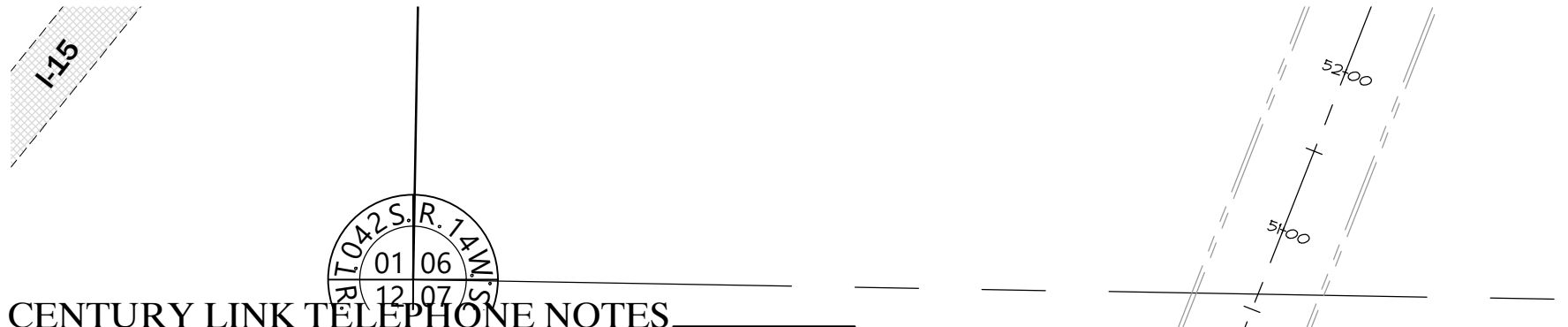
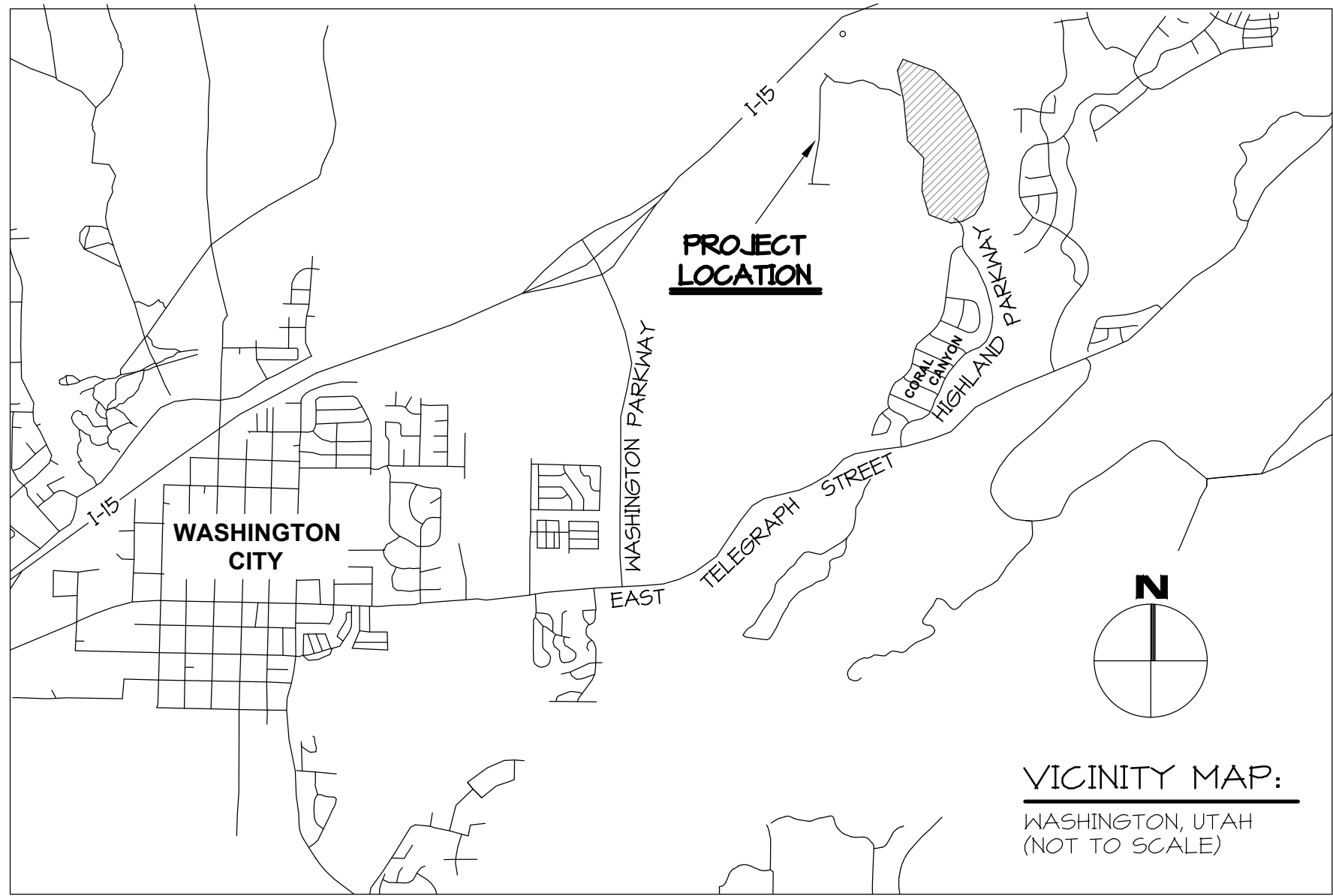
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CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive  
Suite A-2  
St. George, Utah 84790  
Ph (435) 673-8586 Fax (435) 673-8397  
www.racul.com

## UTILITY PLAN (POWER, WATER & SEWER) FOR NEW ACCESS ROAD - SOLIS AT CORAL CANYON HIGHLAND PARKWAY WASHINGTON, UTAH

REGISTERED PROFESSIONAL ENGINEER  
No. 7602928  
JASON S. SMITH  
04/08/2022  
STATE OF UTAH

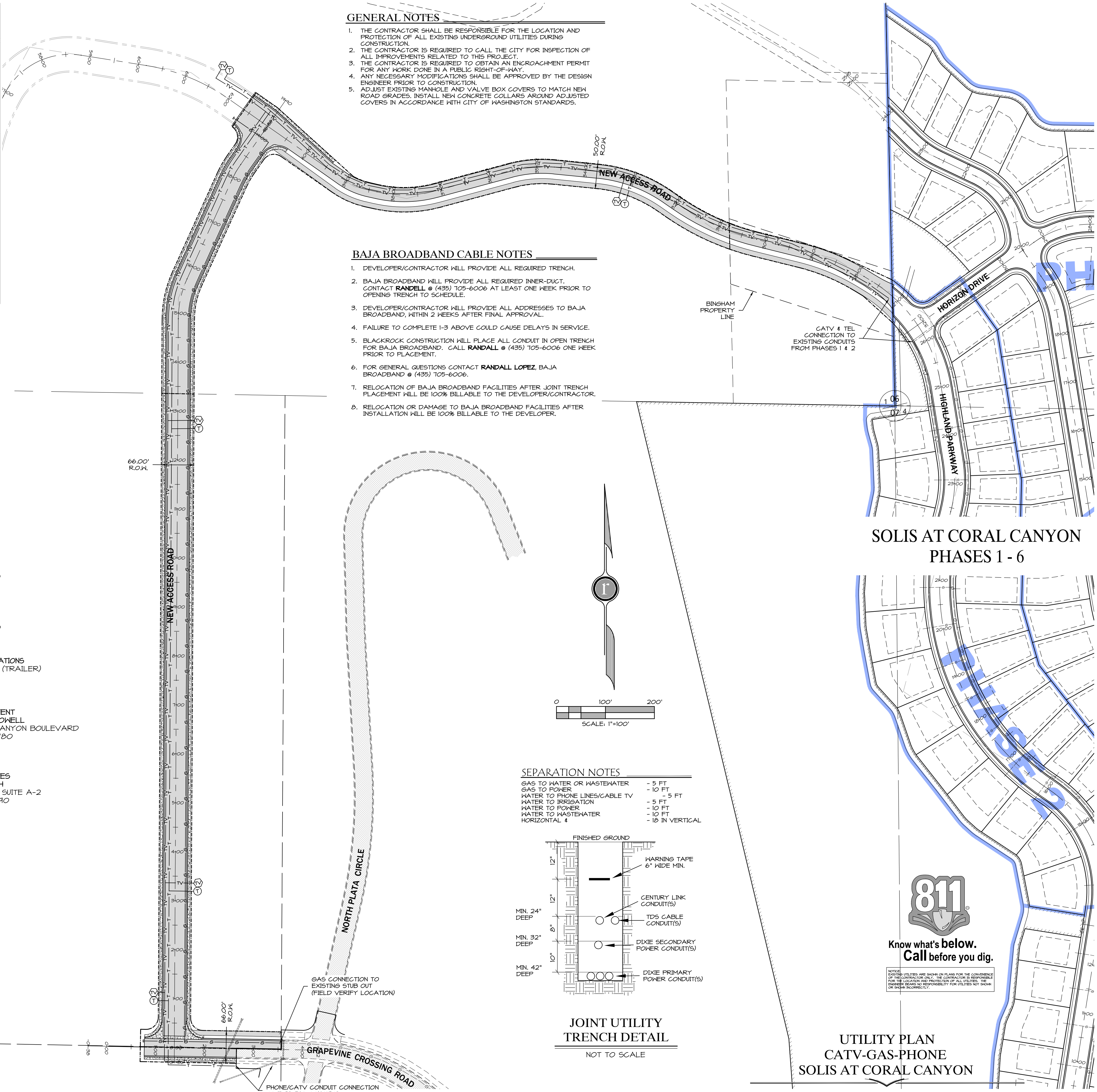




- CENTURY LINK TELEPHONE NOTES**
- CENTURY LINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 673-4634 TO SCHEDULE DELIVERY.
  - CONTRACTOR TO INSTALL CONDUIT AND PLACE FILL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
  - ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
  - ANY CHANGES TO J.U.C. APPROVED PLANS, PLEASE CONTACT CENTURY LINK ENGINEER AT 673-4634.
  - ANY PLANT RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURY LINK ENGINEER MUST BE CONTACTED A MINIMUM OF 4 WEEKS BEFORE RELOCATION IS REQUIRED.
  - DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN 3 WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

- DOMINION ENERGY NOTES**
- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. CALL JEFF BURTON @ (435) 674-6157.
  - DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
  - IF CASINGS ARE NEEDED, DEVELOPER IS RESPONSIBLE FOR INSTALLATION AND COST OF DOMINION ENERGY APPROVED CASINGS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY (1155 E. 350 N, ST. GEORGE) FOR CASINGS LOCATION.
  - ALL 10' PUBLIC UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6" OF TOP BACK OF CURB BEFORE GAS MAIN LINES WILL BE INSTALLED. \*\*\*\*\*DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER ORIGINAL INSTALLATION.
  - ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
  - PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED. IF GAS IS TO BE INSTALLED IN A COMMON AREA, RUNNING LINES WILL ALSO NEED TO BE STAKED.
  - POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
  - FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN THE DELAY OF THE INSTALLATION OF GAS SERVICE TO THIS PROJECT.
  - CONTACT CRAIG HANSEN @ (435) 674-6144 TWO WEEKS PRIOR TO BEING READY FOR THE INSTALLATION OF GAS MAINS.
  - \*\*\*\*\*IMPORTANT NOTICE\*\*\*\*\* GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCHES ARE BURIED. STREETS ARE WITHIN 6" OF SUB-GRADE AND THE 10' UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
  - HIGH PRESSURE GAS NOTES - BEFORE DIGGING CALL: BRYAN WARD @ (435) 674-6104 OR (435) 665-4110.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	NATURAL GAS LINE (SIZE UNKNOWN)	
	TELEPHONE LINE (SIZE UNKNOWN)	
	CATV LINE (SIZE UNKNOWN)	
	FIBER OPTIC LINE (SIZE UNKNOWN)	
	FENCE LINE (CHAIN LINK)	
	FENCE LINE (BARB WIRE)	
	FENCE LINE (WOOD/OTHER)	
	RETAINING WALL	
	GAS METER	
	TELEPHONE PEDESTAL	
	CATV PEDESTAL	
	CATV MANHOLE	
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	

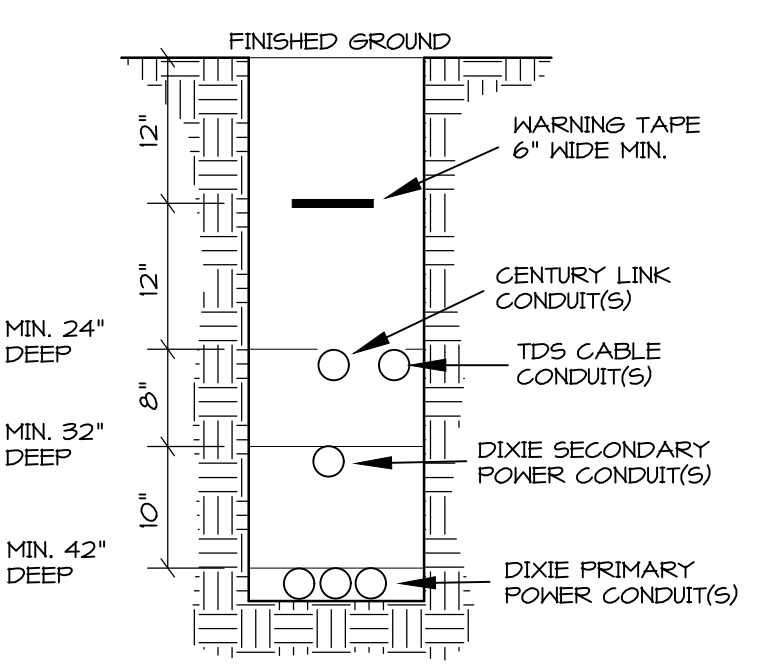


- GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
  - THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
  - THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
  - ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
  - ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF WASHINGTON STANDARDS.

- BAJA BROADBAND CABLE NOTES**
- DEVELOPER/CONTRACTOR WILL PROVIDE ALL REQUIRED TRENCH.
  - BAJA BROADBAND WILL PROVIDE ALL REQUIRED INNER-DUCT. CONTACT RANDALL @ (435) 705-6006 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE.
  - DEVELOPER/CONTRACTOR WILL PROVIDE ALL ADDRESSES TO BAJA BROADBAND, WITHIN 2 WEEKS AFTER FINAL APPROVAL.
  - FAILURE TO COMPLETE 1-3 ABOVE COULD CAUSE DELAYS IN SERVICE.
  - BLACKROCK CONSTRUCTION WILL PLACE ALL CONDUIT IN OPEN TRENCH FOR BAJA BROADBAND. CALL RANDALL @ (435) 705-6006 ONE WEEK PRIOR TO PLACEMENT.
  - FOR GENERAL QUESTIONS CONTACT RANDALL LOPEZ, BAJA BROADBAND @ (435) 705-6006.
  - RELOCATION OF BAJA BROADBAND FACILITIES AFTER JOINT TRENCH PLACEMENT WILL BE 100% BILLABLE TO THE DEVELOPER/CONTRACTOR.
  - RELOCATION OR DAMAGE TO BAJA BROADBAND FACILITIES AFTER INSTALLATION WILL BE 100% BILLABLE TO THE DEVELOPER.

**SEPARATION NOTES**

GAS TO WATER OR WASTEWATER	- 5 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER	- 10 FT
HORIZONTAL 4	- 10 IN VERTICAL



**JOINT UTILITY TRENCH DETAIL**  
NOT TO SCALE

**SOLIS AT CORAL CANYON  
PHASES 1 - 6**

**UTILITY PLAN  
CATV-GAS-PHONE  
SOLIS AT CORAL CANYON**

DATE: 05/04/2022  
JOB NO.: 12051-21-001  
DESIGNED BY: DSN  
CHECKED BY: JSS  
DWG: Construction Set

REVISIONS

DATE

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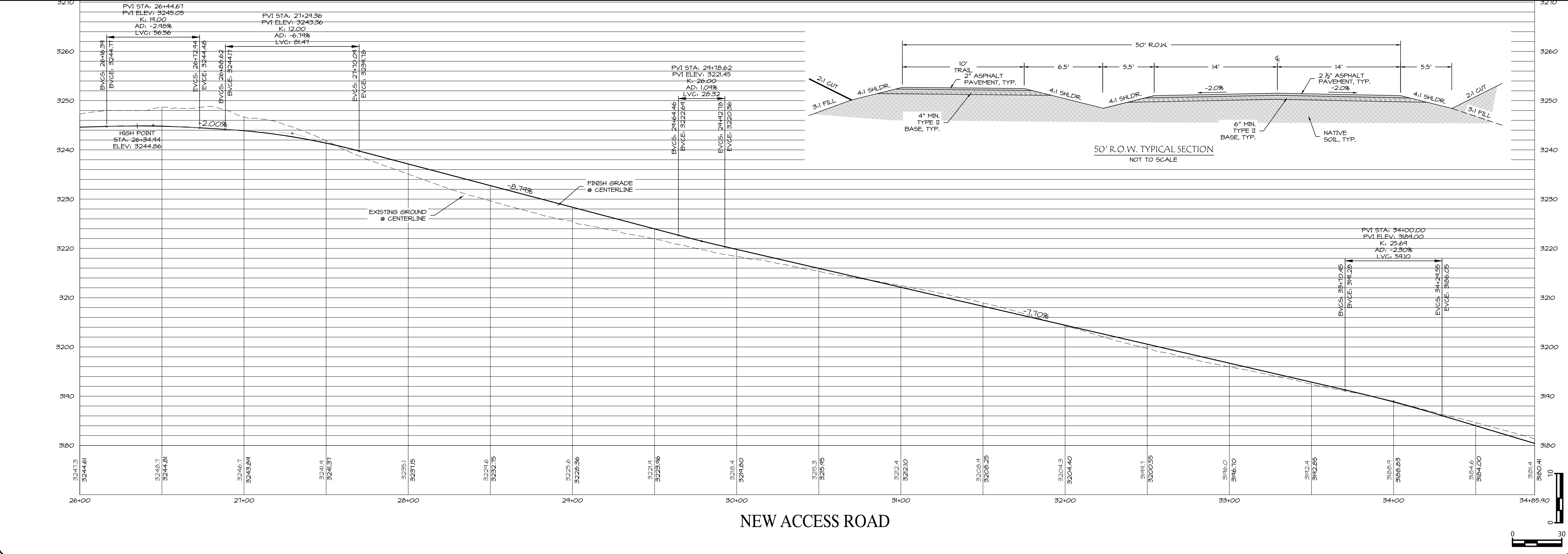
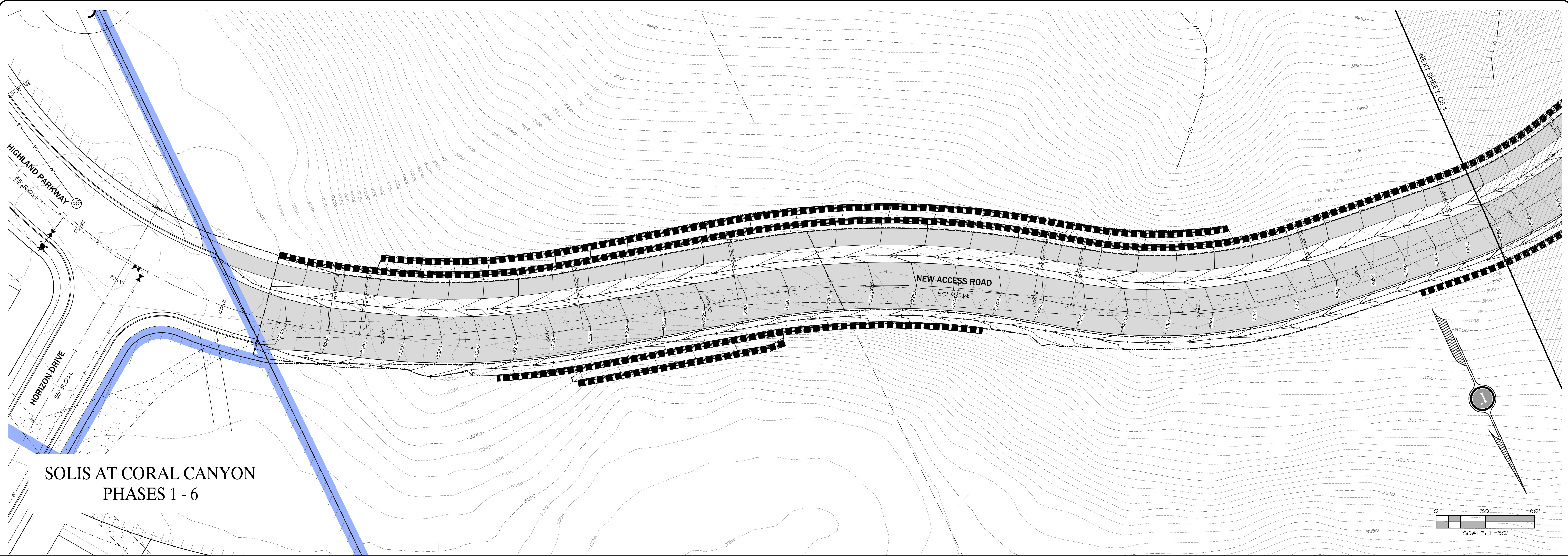
352 East Riverside Drive  
Suite A-2  
St. George, Utah 84790  
Ph (435) 673-8586 Fx (435) 673-8397  
www.rcahl.com

UTILITY PLAN (CATV, GAS & PHONE)  
FOR  
NEW ACCESS ROAD - SOLIS AT CORAL CANYON  
HIGHLAND PARKWAY  
WASHINGTON, UTAH

PROFESSIONAL ENGINEER  
No. 7602928  
JASON S. SMITH  
05/04/2022  
STATE OF UTAH

SHEET  
C4.0  
7 OF 15 SHEETS





DATE:	04/08/2022
JOB NO.:	12051-21-001
DESIGNED BY:	DSN
CHECKED BY:	JSS
DWG:	Construction Set
DATE:	
REVISIONS:	

ROSENBERG

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Suite A-2  
St. George, Utah 84790  
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www.rachd.com

PLAN & PROFILE - HIGHLAND PARKWAY  
FOR  
NEW ACCESS ROAD - SOLIS AT CORAL CANYON  
HIGHLAND PARKWAY  
WASHINGTON, UTAH

PROFESSIONAL ENGINEER

No. 7602428

JASON S. SMITH

04/08/2022

STATE OF UTAH



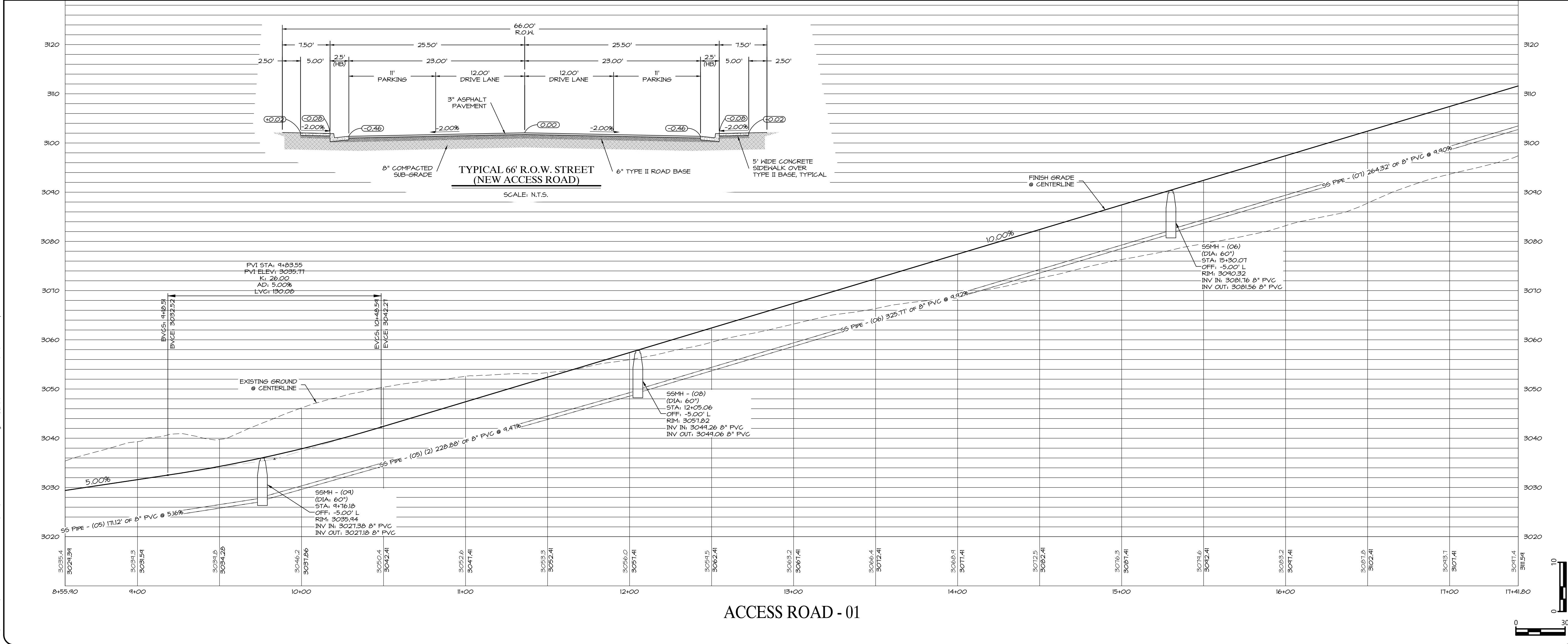
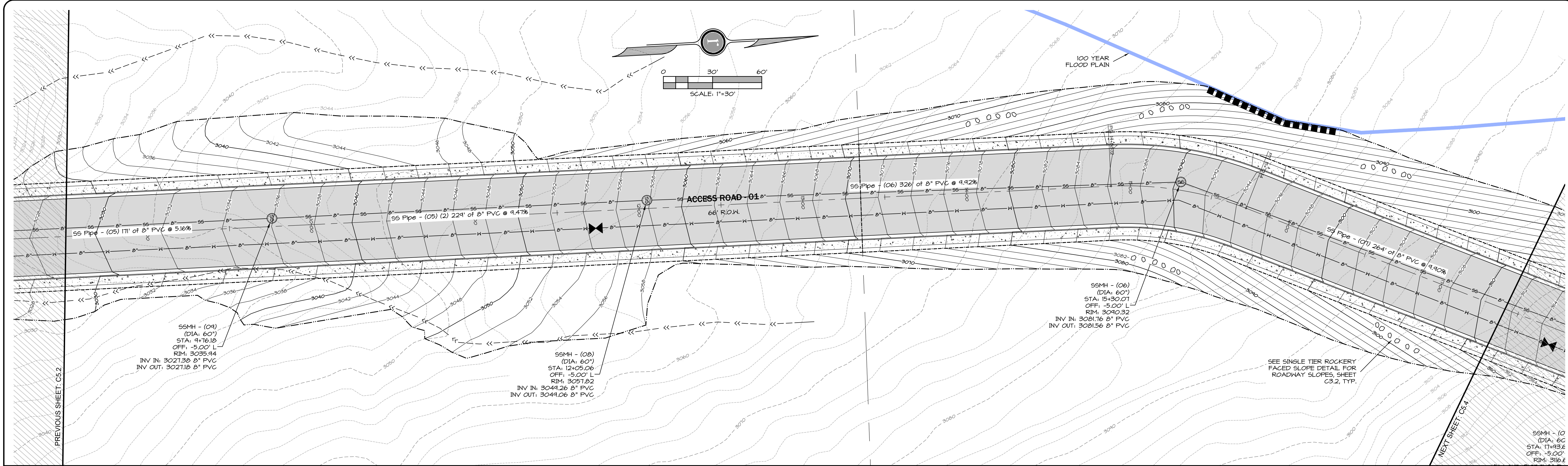








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ACCESS ROAD - 01

DATE: 04/24/2022  
JOB NO.: 12051-21-001  
DESIGNED BY: DSN  
CHECKED BY: JSS  
DWG: Construction Set

REVISIONS:  
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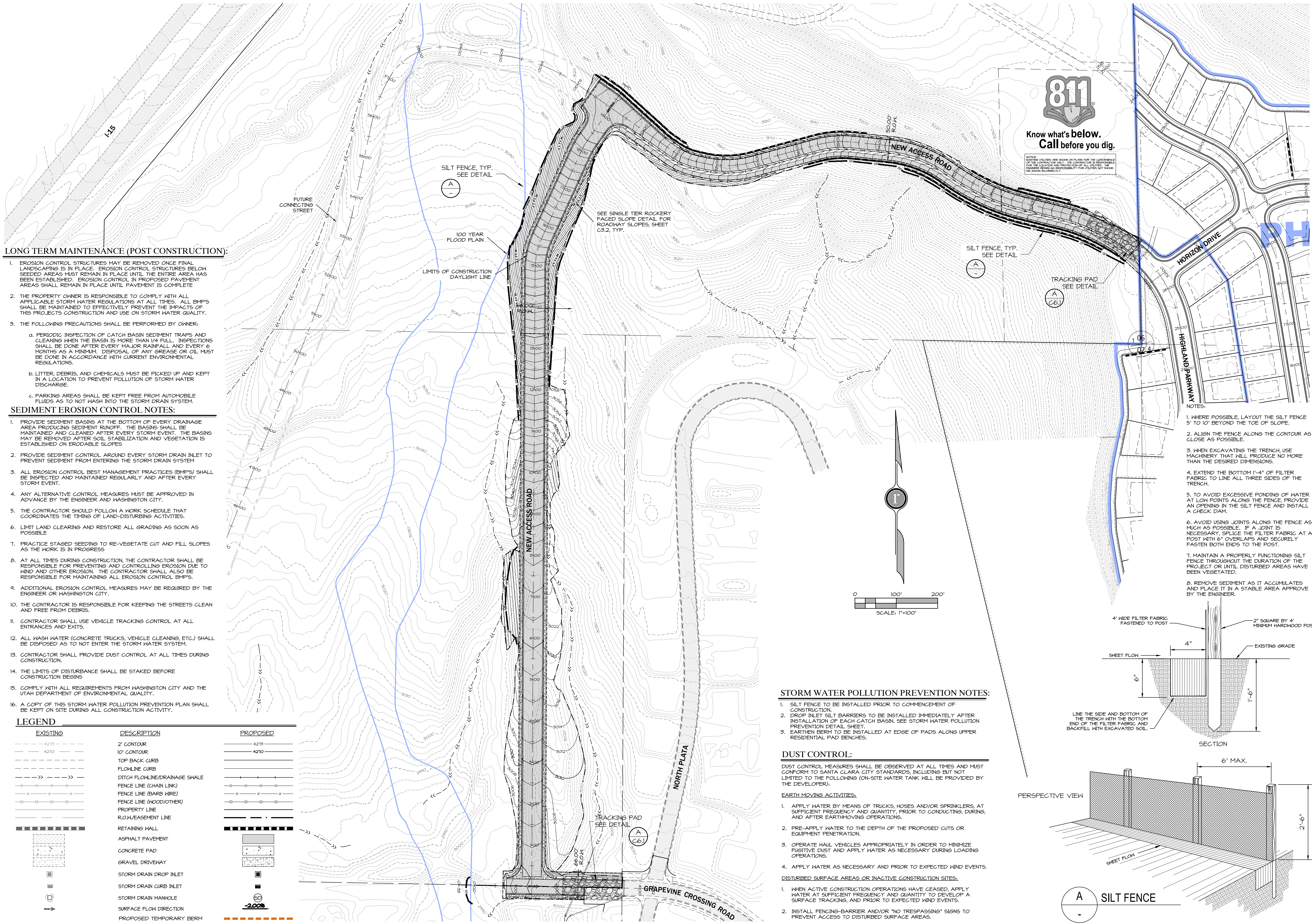












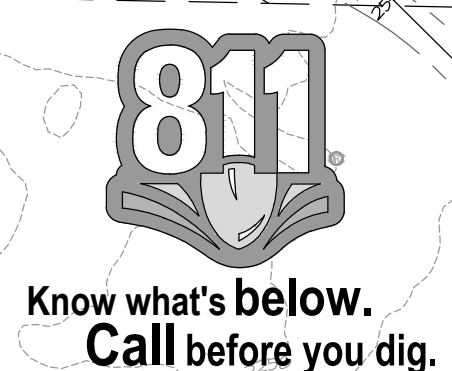
LONG TERM MAINTENANCE (POST CONSTRUCTION):

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
2. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMP'S SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECT'S CONSTRUCTION AND USE ON STORM WATER QUALITY.
3. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED BY OWNER:
  - a. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
  - b. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
  - c. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

SEDIMENT EROSION CONTROL NOTES:

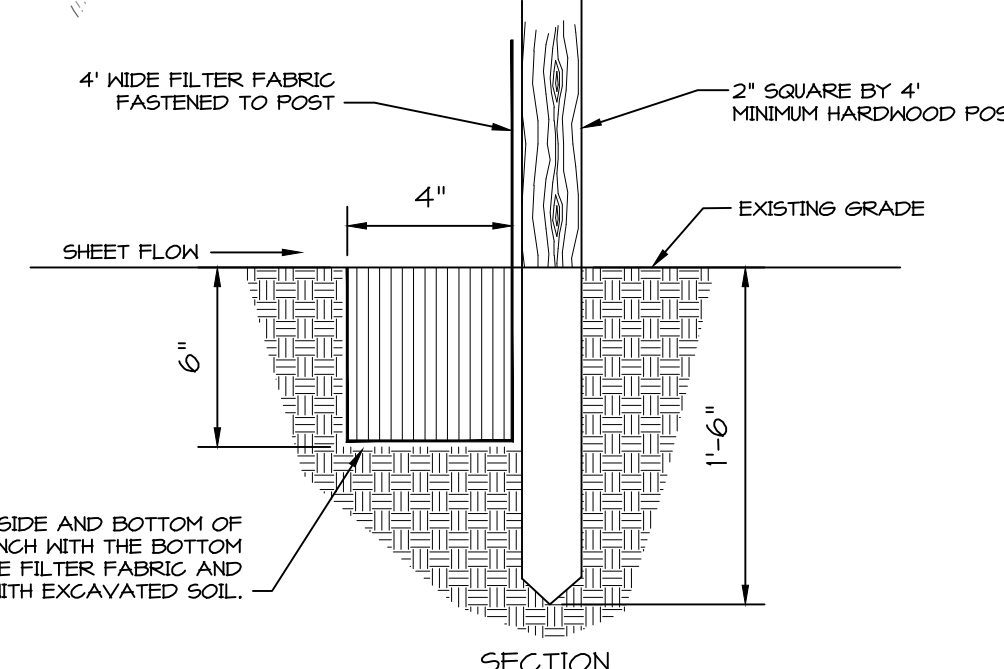
1. PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODABLE SLOPES.
2. PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
3. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
4. ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND WASHINGTON CITY.
5. THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
6. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
7. PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
8. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMP'S.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR WASHINGTON CITY.
10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
11. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
14. THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
15. COMPLY WITH ALL REQUIREMENTS FROM WASHINGTON CITY AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
16. A COPY OF THIS STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON SITE DURING ALL CONSTRUCTION ACTIVITY.

EXISTING	DESCRIPTION	PROPOSED
---	2' CONTOUR	---
---	10' CONTOUR	---
---	TOP BACK CURB	---
---	FLOWLINE CURB	---
---	DITCH FLOWLINE/DRAINAGE SHALE	---
---	FENCE LINE (CHAIN LINK)	---
---	FENCE LINE (BARB WIRE)	---
---	FENCE LINE (WOOD/OTHER)	---
---	PROPERTY LINE	---
---	R.O.W./EASEMENT LINE	---
---	RETAINING WALL	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAD	---
---	GRAVEL DRIVEWAY	---
---	STORM DRAIN DROP INLET	---
---	STORM DRAIN CURB INLET	---
---	STORM DRAIN MANHOLE	---
---	SURFACE FLOW DIRECTION	---
---	PROPOSED TEMPORARY BERM	---

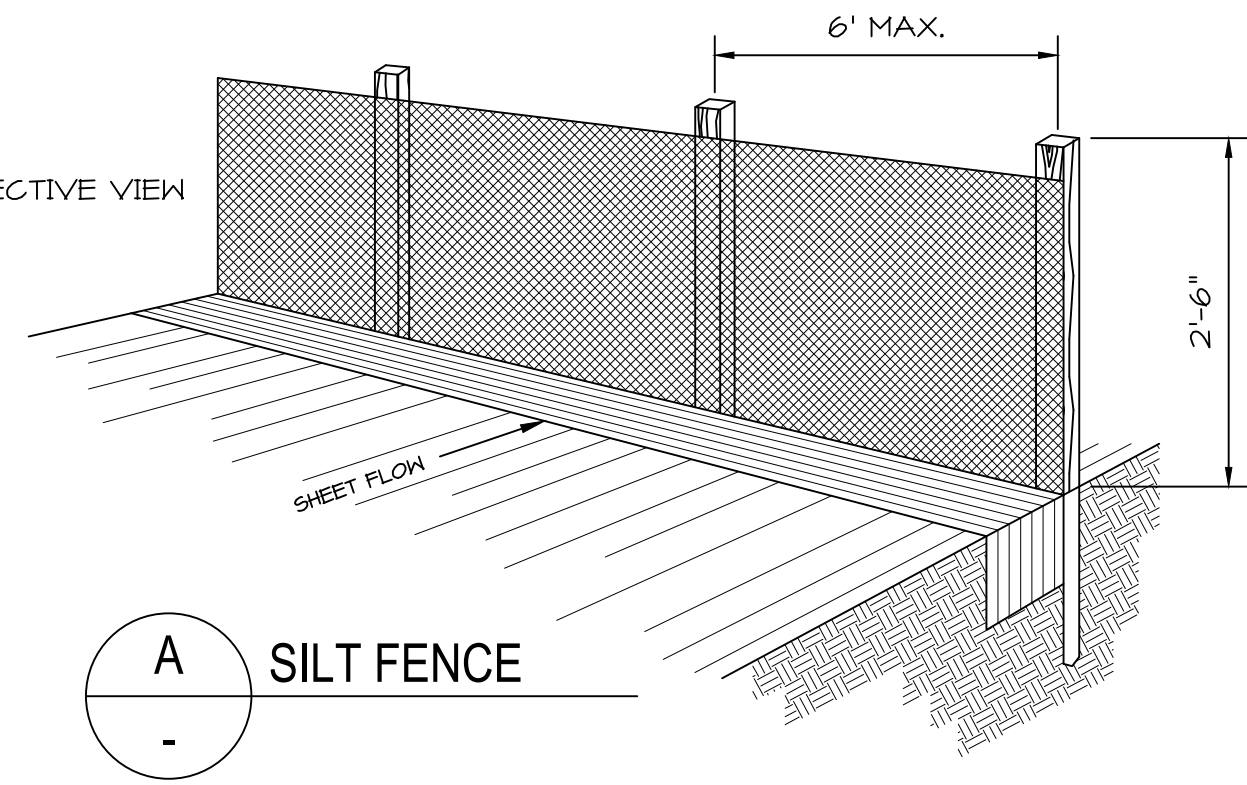


NOTES:  
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVEYANCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

- NOTES:
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.
  2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
  3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
  4. EXTEND THE BOTTOM 1'-4" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
  5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
  6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
  7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
  8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.



PERSPECTIVE VIEW



STORM WATER POLLUTION PREVENTION NOTES:

1. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DROP INLET SILT BARRIERS TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF EACH CATCH BASIN. SEE STORM WATER POLLUTION PREVENTION DETAIL SHEET.
3. EARTHEN BERM TO BE INSTALLED AT EDGE OF PADS ALONG UPPER RESIDENTIAL PAD BENCHES.

DUST CONTROL:

DUST CONTROL MEASURES SHALL BE OBSERVED AT ALL TIMES AND MUST CONFORM TO SANTA GLAZIA CITY STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (ON-SITE WATER TANK WILL BE PROVIDED BY THE DEVELOPER):

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS, AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING, AND AFTER EARTHMOVING OPERATIONS.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
4. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE TRACKING, AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCING-BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

DATE: 04/08/2022  
JOB NO.: 12051-21-001  
DESIGNED BY: DSN  
CHECKED BY: JSS  
DWG: Construction Set  
DATE:  
REVISIONS:  
ROSENBERG  
A S S O C I A T E S  
CIVIL ENGINEERS • LAND SURVEYORS  
352 East Riverside Drive  
Suite A-2  
St. George, Utah 84790  
Ph (435) 673-8586 Fx (435) 673-8397  
www.rascl.com

EROSION CONTROL PLAN  
FOR  
NEW ACCESS ROAD - SOLIS AT CORAL CANYON  
HIGHLAND PARKWAY  
WASHINGTON, UTAH

REGISTERED PROFESSIONAL ENGINEER  
No. 7602928  
JASON S. SMITH  
04/08/2022  
STATE OF UTAH  
SHEET  
C6.0  
14 OF 15 SHEETS



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WASHING IS REQUIRED, AND SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

CONSTRUCTION SPECIFICATIONS:

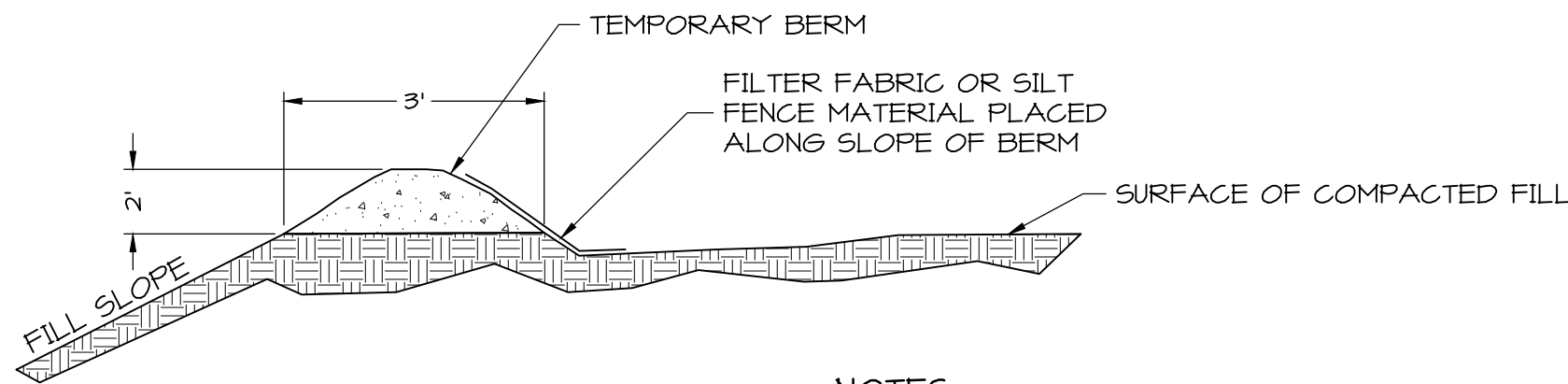
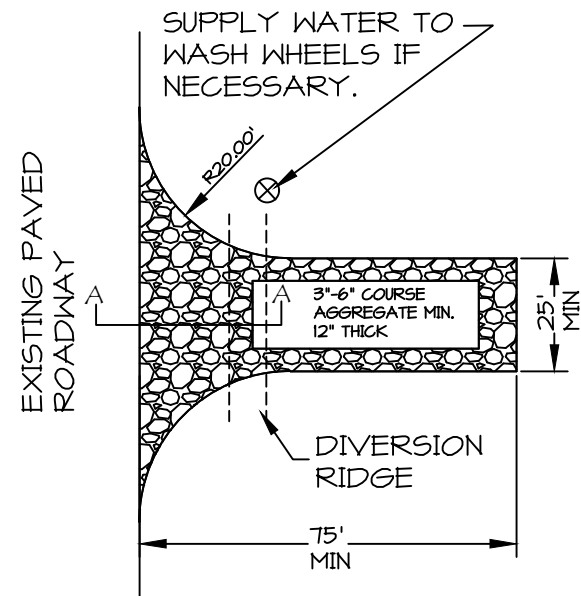
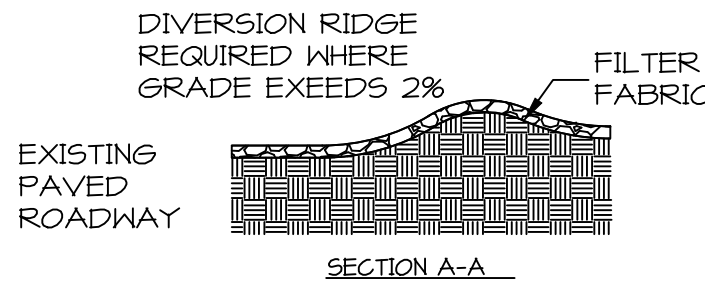
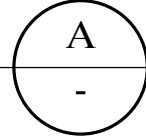
THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. PLACE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THEN 12 FEET WIDE. THE LENGTH OF THE PAD SHALL BE REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

MAINTENANCE:  
MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.

TEMPORARY GRAVEL CONSTRUCTION TRACKING PAD

NOT TO SCALE

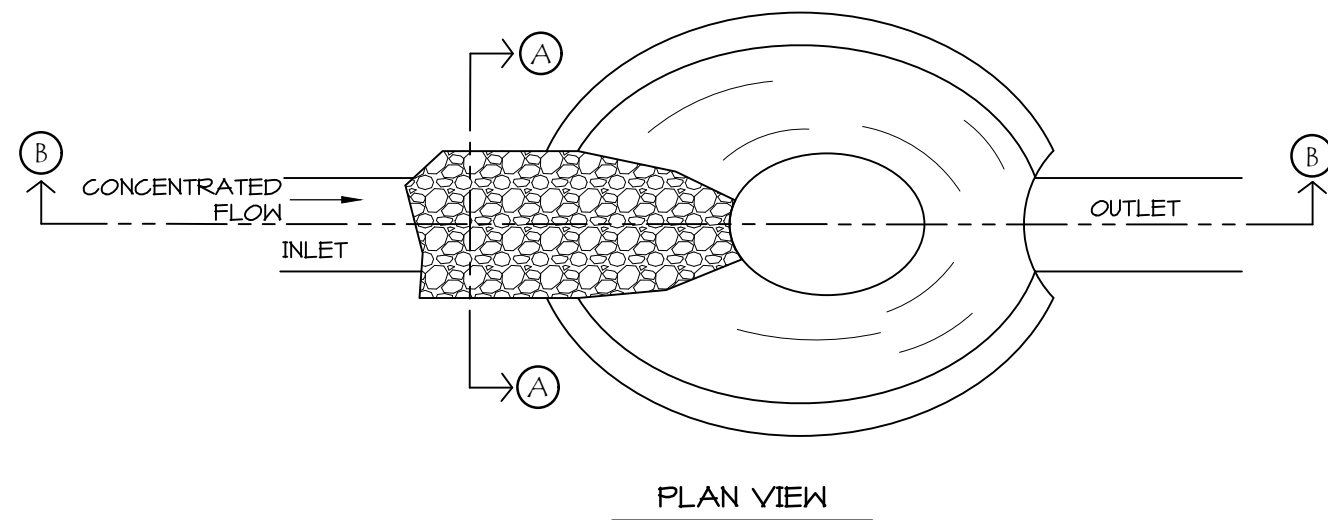
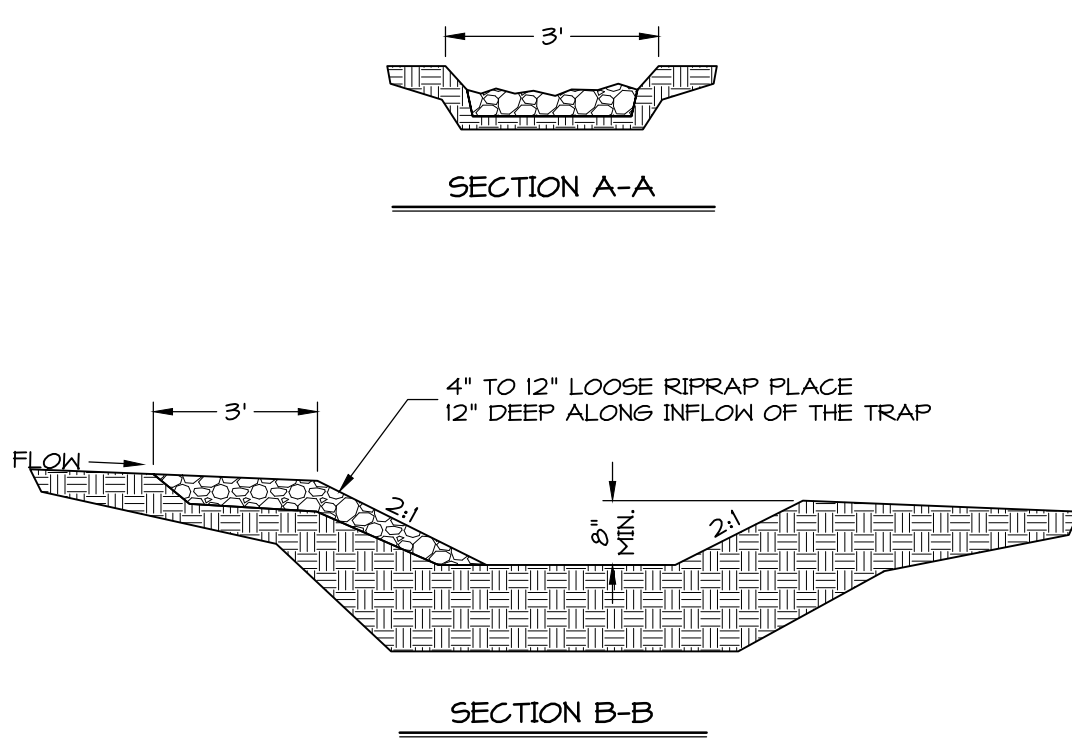
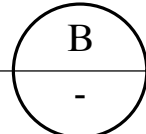


NOTES:

1. COMPACT THE RIDGE OF EXISTING SOIL TO PROVIDE A TEMPORARY BERM THAT DIVERTS STORM RUNOFF FROM RECENTLY CONSTRUCTED SLOPES. REPAIR ANY EROSION OF THE BERM IMMEDIATELY.
2. TEMPORARY BERMS ARE TYPICALLY USED IN CONJUNCTION WITH SLOPE DRAINS.

TEMPORARY BERM

NOT TO SCALE

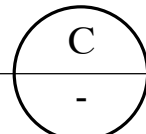


NOTES:

1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. THE STORAGE CAPACITY OF EACH SEDIMENT TRAP WILL BE IDENTIFIED IN THE PROJECT PLAN SET.
3. CONSTRUCT TRAP LENGTH TWICE AS LONG AS THE WIDTH.
4. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT TRAP THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE BASIN HAVE BEEN PAVED OR VEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

SEDIMENT TRAP

NOT TO SCALE



FILTER SOCK SPECIFICATION:  
FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:

THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS

- A. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCG TEMECG GUIDELINES FOR LABORATORY PROCEDURES:
- B. PH: 5.0-8.0 IN ACCORDANCE WITH TMECG 0411-A "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
- C. PARTICLE SIZE: 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8 SIEVE. A TOTAL OF 90% SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECG 02.02-B "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
- D. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
- E. MATERIAL SHALL BE RELATIVELY FREE (1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
- F. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:

- A. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
- B. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
- C. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES, OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
- D. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
- E. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
- F. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
- G. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE ATTACHED SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
- H. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:

- A. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
- B. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
- C. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
- D. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
- E. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

5.0 BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT.

6.0 INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER:

- A. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED. WHERE THE FILTERSOCK DETERIORATES OR FAILS IT, WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
- B. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-426-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

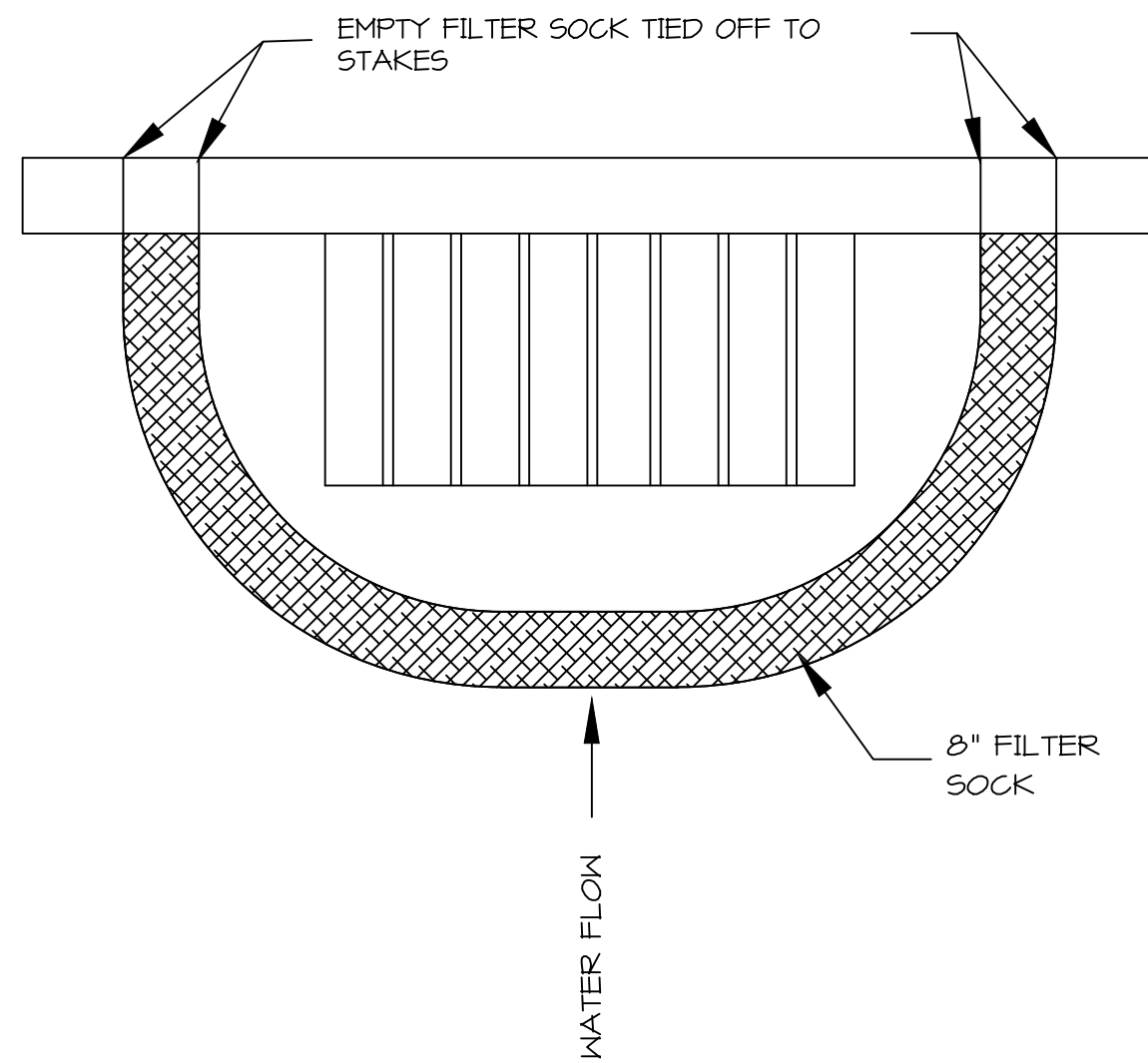
7.0 APPLICATION GUIDELINES:

- A. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
- B. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
- C. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-426-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDERS

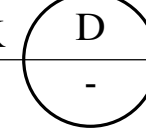
FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS.

REPLENISH PRODUCTS  
WORK: 888-485-0908  
FAX: 801-481-4421  
2550 LYNWOOD DR.  
SALT LAKE CITY, UT 84104



SPECIFICATIONS FOR FILTER SOCK

NOT TO SCALE



DATE: 04/08/2022

JOB NO.: 12051-21-001

DESIGNED BY: DSN

CHECKED BY: JSS

DWG: Construction Set

DATE:

REVISIONS:

ROSENBERG  
A S S O C I A T E S  
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EROSION CONTROL DETAILS  
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JASON S. SMITH  
04/08/2022  
STATE OF UTAH

SHEET  
C6.1  
15 OF 15 SHEETS



**ORDINANCE NO. 2022-\_\_\_\_\_**

**AN ORDINANCE ADOPTING AND IMPLEMENTING REGULATIONS FOR LANDSCAPING  
AND WATER CONSERVATION FOR DEVELOPING LAND IN WASHINGTON CITY, UTAH**

**RECITALS AND LEGISLATIVE FINDINGS**

WHEREAS, Washington City is located in Washington County, which area is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a water resource that is subject to natural conditions, including drought, so it is essential that water conservation initiatives be enacted to protect residents of Washington City and Washington County;

WHEREAS, establishing standards for new construction will help sustain a reliable and resilient water supply to all residents of Washington City and Washington County;

WHEREAS, it is in the interest of residents of Washington City and in the public interest to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish standards for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, establishing standards for the use of water for outdoor landscaping and irrigation will help sustain a reliable and resilient water supply to all residents;

WHEREAS, carefully managing water resources is of great importance to our community for the protection of present and future citizens;

WHEREAS, the Washington City Mayor, Council, and Staff respect the individual decision-making of city residents and trust that they will act in the best interest of the long-term viability and security of the community when it comes to water conservation;

NOW THEREFORE, be it ordained by the City Council of Washington City, Utah that the attached standards and regulations are adopted, and shall be incorporated into the ordinances of the City, as Title 8, Chapter 9, Sections 1 through 5. This Ordinance shall become effective on the date executed below and upon posting as required by law.

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ City

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
City Attorney



## TITLE 8, CHAPTER 9

### SECTION 1: GENERAL PROVISIONS

#### 8-9-1: APPLICABILITY

The provisions of this ordinance are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of this ordinance or their applicability to other persons or circumstances.

### SECTION 2: DEFINITIONS

#### 8-9-2: DEFINITIONS

The following definitions shall apply to this ordinance:

Active Recreation Area: An area that is dedicated to active play where grass may be used as the playing surface. Examples of active recreation areas include sports fields, play areas, and other similar uses designated for physical activity. plan

Grass: A surface layer of earth containing irrigated grass with its roots.

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. Hardscape includes patios, decks, and paths, but does

Landscape Area: Area within a lot or parcel that is not the home footprint, driveway, or sidewalk.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground covers, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to outdoor artwork, screen walls, fences, Hardscape, Pool, or benches that create an attractive and pleasing environment.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Rehabilitated Landscaping: Landscape area in which over 75% percent of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.



### **SECTION 3: WATER EFFICIENCY STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL ZONES**

These provisions are applicable to all new construction and new development in any residential zone, or for any single family or multiple family residential development in any zone.

#### **8-9-3(i): Construction Standards**

- A. New single family or multiple family residential dwellings 1,400 square feet or greater shall install hot water recirculation systems.
- B. All multiple family units with ground floor square footage or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the resident of each unit. Individually platted condominium units are exempted from the provision of this Paragraph D if a property owners association owns and maintains the water lines and meters. All multiple family projects require separate water meters for all outdoor water usage, including landscaping. Nothing herein shall be interpreted to require individual and separate landscape water meters for each and every unit of a multiple family project.

Nothing in this paragraph nor this Chapter 9 of Title 8 is intended to influence or modify the calculation and assessment of impact fees under Washington City Code

#### **8-9-3(ii): Landscape Standards**

- A. For all new residential construction, Rehabilitated Landscaping, residential development, and new landscape improvements, the landscaping shall meet the following requirements:
  - 1. Single Family Dwellings, and Multiple Family Dwelling Projects with Ten Units or Less:
    - a. Irrigated Lawn area must not exceed eight percent (8%) of the lot square footage, up to a maximum of one thousand five hundred (1,500) square feet of grass (irrigated lawn area). No lot, regardless of its size, may install grass areas that exceed 1,500 square feet of surface area on the lot. Applicants will identify the size of the building lot in square feet, the amount of irrigated lawn proposed in square feet, and calculate the percentage of the lot to be installed with irrigated lawn at the time of building application. Following construction, the City will verify the installed irrigated lawn area does not exceed the maximum allowed.
    - b. Grass is prohibited in park strips, in any landscape area that measures less than eight feet in width, and on any slope that exceeds 15%; and
  - 2. Multiple Family Dwelling Projects with More than Ten Units: Comply with the Landscape Standards in 8-9-4(ii), below.

#### **8-9-3(iii): Restrictive Covenants in Conflict with Water Efficiency Standards**

Any homeowners or property owners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, and



that are recorded after passage of this ordinance, are preempted by this ordinance and unenforceable by the owners or association contrary to Washington City Code if they conflict with the standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.

#### **SECTION 4: WATER EFFICIENCY STANDARDS FOR NONRESIDENTIAL ZONES AND NONRESIDENTIAL DEVELOPMENTS**

These provisions are applicable to all new construction and new development in all nonresidential zones and nonresidential developments in any zone.

##### **8-9-4(i): Construction Standards**

- A. Hot water recirculation systems shall be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
- B. All shell units with ground floor square footage, or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit. Individually platted condominium units are exempted if a property owners association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.
- C. All commercial car wash projects shall be built and operated to limit the maximum amount of new consumed water from the utility for car washes to 20 gallons per vehicle washed. Washington City shall have the right to review, inspect, and audit on recurring review cycles carwash project compliance with both re-circulation and quantity maximums per vehicle washed.
- D. All golf courses using water district or municipal water supplies shall irrigate with secondary irrigation water and shall have separate water meters for the golf course. Irrigation with potable water at golf courses is prohibited to promote conservation of available drinking water. Each golf course development shall submit and follow a water budget with the Landscape Documentation Packet and identify water conservation measures for city review and approval.
- E. Outdoor or exterior Pools, fountains, or decorative water features that do not use secondary water are prohibited as part of any non-residential Landscape Plan, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as a permitted exception.

##### **8-9-4(ii): Landscape Standards**

- A. For all new construction, Rehabilitated Landscaping, new development, and new landscape improvements in all nonresidential zones, and nonresidential development in any zone, the landscaping shall meet the following requirements:
  - 1. Grass is prohibited outside of an active recreation area. Grass is prohibited in park strips, in all landscape areas that measure less than eight feet in width, and on any slope that exceeds 15%.
  - 2. If secondary irrigation water is available, each project shall connect to the secondary irrigation water system for all outdoor water use. Washington City may make minor case-by-case permitted exceptions by approval of the City Council, allowing use of



treated water for outdoor plantings that have secondary irrigation water available, subject to review and approval at the sole discretion of the city. An example of such a permitted exception would be for a small beautification planting of flowers or foliage that may be sensitive to secondary irrigation water quality.



# Briefing Document

**Description:** Amendment to Camping Ordinance

**Presenter:** Thad Seegmiller

**Submitted By:** Thad Seegmiller

**Recommendation:** Approval of ordinance amendment

**Background Information:** Local housing conditions and the proliferation of recreational vehicles has caused concern among various city departments, specifically related to camp trailers in side-yards, backyards, and other properties that are used for living, camping, and short-term rentals. Public health concerns exist regarding the use capacity, discharge of black and gray water systems into improper locations like raw earth and storm drains, and parking and access impacts of additional residential units in yards and unplanned lands.

**Fiscal Impact:** None

**Impacted Fund:** None



## CHAPTER 6

# CAMPING WITHIN PUBLIC RIGHTS OF WAY AND CERTAIN PRIVATE PROPERTY

### SECTION:

#### 6-6-1: Camping Defined

#### 6-6-2: Regulation

#### 6-6-3: Signage

#### 6-6-4: Penalty

#### **6-6-1: CAMPING DEFINED:**

"Camping **or to Camp**" is defined as:

- A. Occupying a designated camping facility.
- B. Erecting a tent or other shelter, or arranging bedding, or both, for the purpose of, or in such a manner as will permit persons, remaining overnight.
- C. Use of a travel trailer, camper, recreational vehicle, semi truck or any other vehicle for the purpose of sleeping overnight.
- D. Use of a tent or other shelter, travel trailer, camper, semi truck, recreational vehicle, shipping container, any other vehicle, or any other unauthorized structure or enclosure for the purpose of residential living or remaining more than one night.**

#### **6-6-2: REGULATION:**

- A. No person shall camp within any road rights of way or within any commercial zone in the city, except within a designated camping facility approved for that use.**
- B. No person shall camp within any residential zone in the city, except within a designated camping facility approved for that use.**
- C. No person shall invite, host, rent, lease, or otherwise promote camping within any commercial zone or residential zone in the city, except within a designated camping facility approved for that use.**



### **6-6-3: SIGNAGE:**

A. Required: Each commercial establishment or commercial center located within any commercial zone which has thirty five (35) or more required parking spaces shall be required to post metal signs, in quantities, location and in a manner approved by the chief of police. Said signs shall be placed so as to be clearly visible to the average person situated as a driver of a vehicle utilizing the parking lot. The face of the sign shall have a white background with the message text printed in a dark color. The size of the sign shall be of sufficient size to be visible to the average person from a distance of twenty feet (20'). The text on the sign shall state "Overnight Camping Prohibited", "Overnight Camping In Commercial Parking Lots Is Prohibited By Washington City Ordinance" or similar wording. In addition, below the text shall be a reference to the city ordinance number.

B. Property Owner Responsible: The property owner shall be responsible for procurement of signs meeting the requirements of this chapter.

### **6-6-4: PENALTY:**

Violation of this chapter is an infraction, subject to penalty as provided in section [1-4-1](#) of this code, **except for any person who violates Section 6-6-2(C) shall be guilty of a class C misdemeanor.** Each overnight use constitutes a separate offense. **Each unapproved camping use such as vehicle, trailer or structure constitutes a separate offense. Any person may be found guilty of multiple offenses per night if more than one camping facility (for example vehicle, trailer, tent, or otherwise) exists.** Enforcement shall be by the local law enforcement officer or other official charged with and responsible for the duties of enforcing local laws. Additionally, any parcel in any commercial zone which has previously been granted a conditional use permit which set specific conditions on the owner to not permit overnight camping shall not be excused (by the requirements of this chapter) from their obligation to routinely and adequately monitor their property and to specifically advise users of their property that overnight camping is in violation of a city ordinance and is also not permitted under the property owner's conditional use permit.



**ORDINANCE NO. 2022-\_\_\_\_\_**  
**AN ORDINANCE AMENDING TITLE 6, CHAPTER 6, SECTIONS 1, 2 and 4,**  
**WASHINGTON CITY CODE, CAMPING WITHIN PUBLIC RIGHTS OF WAY AND CERTAIN PRIVATE**  
**PROPERTY.**

**WHEREAS**, the City Council of Washington City desires to update and amend the City Code, Title 6, Chapter 6, Sections 1, 2 and 4; and

**WHEREAS**, the City Council desires to amend the City camping ordinance to address temporary land uses that are prevalent throughout the City; and

**THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, WASHINGTON, UTAH AS FOLLOWS:**

**Section 1. Amendment.** Title 6, Chapter 6, Sections 1, 2 and 4 of the Washington City Code are hereby amended to read as follows.

**6-6-1: 6-6-1: CAMPING DEFINED**

"Camping or to Camp" is defined as:

- A. Occupying a designated camping facility.
- B. Erecting a tent or other shelter, or arranging bedding, or both, for the purpose of, or in such a manner as will permit persons, remaining overnight.
- C. Use of a travel trailer, camper, recreational vehicle, semi truck or any other vehicle for the purpose of sleeping overnight.
- D. Use of a tent or other shelter, travel trailer, camper, semi truck, recreational vehicle, shipping container, any other vehicle, or any other unauthorized structure or enclosure for the purpose of residential living or remaining more than one night.

**6-6-2: REGULATION**

- A. No person shall camp within any road rights of way or within any commercial zone in the city, except within a designated camping facility approved for that use.



B. No person shall camp within any residential zone in the city, except within a designated camping facility approved for that use.

C. No person shall invite, host, rent, lease, or otherwise promote camping within any commercial zone or residential zone in the city, except within a designated camping facility approved for that use.

**6-6-4: PENALTY**

Violation of this chapter is an infraction, subject to penalty as provided in section 1-4-1 of this code, except for any person who violates Section 6-6-2(C) shall be guilty of a class C misdemeanor. Each overnight use constitutes a separate offense. Each unapproved camping use such as vehicle, trailer or structure constitutes a separate offense. Any person may be found guilty of multiple offenses per night if more than one camping facility (for example vehicle, trailer, tent, or otherwise) exists. Enforcement shall be by the local law enforcement officer or other official charged with and responsible for the duties of enforcing local laws. Additionally, any parcel in any commercial zone which has previously been granted a conditional use permit which set specific conditions on the owner to not permit overnight camping shall not be excused (by the requirements of this chapter) from their obligation to routinely and adequately monitor their property and to specifically advise users of their property that overnight camping is in violation of a city ordinance and is also not permitted under the property owner's conditional use permit.

**Section 2. Severability.** If any provision of this Ordinance or application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses or applications thereof which can be implemented without the invalid provision(s), clause(s) or application(s) hereof.

**Section 3. Effective Date.** This Ordinance shall take effect immediately upon publication or posting in the manner required by law.

**PASSED AND ORDERED POSTED** on this \_\_\_\_ day of \_\_\_\_\_ 2022.

WASHINGTON CITY

\_\_\_\_\_



Attest:

Kress Staheli, Mayor

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Tara Pentz, City Recorder









SHARON'S

SUNRIDER  
John & Sharon Farmington  
Sandy, Utah 801-571-6159

TRAVELCRAFT



















# Briefing Document

**Description:** Special Event Code Update

**Presenter:** Jeremy Redd / Jordan Hess

**Submitted By:** Jordan Hess

**Recommendation:** Codify changes to the Special Event Code

**Background Information:**

As the City continues to grow and more large events are requested in our City, it is apparent that we need to update our Special Event code to properly handle these requests and the associated impacts.

The changes to the code specify the necessary documentation for event applications, give authorization to charge for costs incurred by the City, and allows for some events to be approved at the staff level rather than having to come to a City Council meeting. The new language also adds an appeal process to event denials.

Jordan has researched policies from other cities and incorporated their best practices into this updated code and policy update.

Multiple conversations have taken place between administrative staff and various departments, edits and recommendations have been taken into consideration, and the most recent draft came about through a collaborative effort.

This most recent draft also incorporates edits suggested by the Mayor and Council in the workshop session that took place on 4/27/22.

**Fiscal Impact:** This update gives code justification to charge for impacts to the City for events.

**Impacted Fund:** General Fund



**ORDINANCE NO. 2022 - \_\_\_\_\_.**

**AN ORDINANCE AMENDING TITLE 6, CHAPTER 5, SECTION 3, WASHINGTON CITY CODE,  
SPECIAL EVENTS.**

**WHEREAS**, the City Council of Washington City desires to update City Code, Title 6, Chapter 5, Section 3 Special Events, by repealing the current Special Events ordinance in its entirety and replacing it with this ordinance as follows; and

**WHEREAS**, the City Council desires to encourage the sense of community and quality of life that are fostered by temporary events; and

**WHEREAS**, concern for the safety and convenience in public ways of the City's residents and visitors supports the adoption of an ordinances that provides for proper event planning; and

**WHEREAS**, potential risks of nuisance, life, health, property, traffic and damage to private or public property related to event planning can be mitigated by property event planning; and

**WHEREAS**, by adopting this ordinance the City Council desires to improve and promote events within Washington City and nothing herein is intended to regulate or control in any manner the content of speech at city events nor to prohibit the right to assemble, except for time, place and manner regulations.

THEREFORE, BE IT ORDAINED by the Washington City Council as follows:

**Section 1. Repealer.** Title 6, Chapter 5, Section 3 Special Events of Washington City Code is hereby repealed and replaced as follows.

**Section 2. Enactment.** Title 6, Chapter 5, Section 3 Special Events of Washington City Code is hereby enacted to read as follows:

**6-5-3: SPECIAL EVENTS**

**6-5-3(1): DEFINITIONS**



For the purposes of this chapter, the following words and phrases shall be defined as set forth in this section:

**APPLICANT:** The individual event organizer or organization responsible for the event and the payment of fees.

**ATHLETIC EVENT:** An organized competitive or recreational event in which a group of people collectively engage in a non-field sport or form of physical exercise, including, but not limited to, running, jogging, walking, bicycling or skating, held on any public or private property.

**CITY EVENT:** A special event that is organized and operated by the City, whether directly or by contract with a third party operator.

**FILMING EVENT:** Filming of a media broadcast (other than for news purposes), filming of a motion picture, or television broadcast and digital media production.

**OUTDOOR SALES EVENT:** An organized event in which a group of people or an organization engages in the sale of product including, but not limited to, displays and exhibitions, farmers' markets, craft fairs, outdoor sales, tent sales, and other similar activities.

**SPECIAL EVENT:**

- A. A temporary event of any of the following or a combination of the following acts with a gathering of more than 200 people: Any athletic event, entertainment event, parade, carnival, circus, dance, musical event, rodeo event, fighting event, racing event, live shows, fairs, concerts, block parties, filming event, or outdoor sales event, whether held for profit, nonprofit or charitable purposes held on private or public property within the City.
- B. Any organized assemblage at any public park, public square or other City property which gathers for a common purpose or event under the direction and control of a person or entity and which uses more services, amusement devices such as stages, inflatable devices or temporary structures, or equipment, whether provided by the City or a third party, than normally provided to groups which reserve park facilities or other City-owned facilities.
- C. Large filming events that are professional in nature.
- D. Events held at the following are not special events under this chapter:



1. A building that has a business located in it that has a current annual business license as an event business;
2. A building with an assembly group classification under the International Building Code, as adopted by the City, so long as the event does not exceed the posted occupant load as approved by the City and has a current annual business license, if required; and
3. A government owned facility.

D. For purposes of this chapter, City events are not special events, however events sponsored by the City are special events.

#### **6-5-3(2): PERMIT REQUIRED**

It is unlawful for any person, corporation, partnership, association or other entity, public or private, to promote, advertise or hold a special event without first obtaining a special event permit.

#### **6-5-3(3): APPLICATION REQUIREMENTS AND PROCEDURES**

A. *Submission:* A completed application on City forms shall be submitted to the City at least forty-five (45) calendar days before the event is scheduled to take place, in order to allow sufficient time to process the application and to allow timely appeal to the City Council in the event the application is denied. Applications for new events or recurring events with changes that submit the application less than forty-five (45) calendar days prior to the scheduled event shall not be accepted. Applications are not considered complete until all required information has been submitted to the City.

B. *Advertising:* No advertising of a special event shall be permitted until City approval of the special event is granted and a special event permit is issued.

C. *Inspections:* Authorized law enforcement officers, fire control officers, and other government personnel shall be permitted free access to the event to make inspections to ensure compliance with all City, State, and Federal Laws. All government personnel shall comply with the Fourth Amendment of the United States Constitution at all times during an inspection.



D. *Security Plan*: For large events, to be determined at time of application, the police department requires a security plan to be in place. The information will be required as part of the online application.

The police department security requirements are:

1. Forty Five (45) days advance notice of your event.
2. An estimated amount of people expected at your event.
3. A security director on the site at all times with a cellphone. The police chief will need the name and cell number of this person to contact.
4. The total number of security personnel.
5. The security personnel must be twenty one (21) years or older.
6. Security personnel must be in security shirts or vests that look the same, so they are easily spotted by the police department.
7. The police department will need a name and phone number of someone to contact in case of questions.

#### **6-5-3(4): INSURANCE REQUIREMENT**

Users are required to provide a certificate of insurance with a minimum limit of one million dollars (\$1,000,000.00) per person in any one occurrence and one million dollars (\$2,000,000.00) aggregate. Limits for property damage are one million dollars (\$1,000,000.00) in any one occurrence. Washington City must be named as an additional insured. A copy of this certificate of insurance must be submitted to Washington City.

- A. *Insurance*: The applicant, vendors, exhibitors, and concessionaires of a special event held on City property shall procure and maintain commercial general liability insurance in the amount required by the City to protect the City against loss from liability imposed by law for damages on account of bodily injury or property damage arising from the event. Such insurance shall provide the following and shall be submitted to the City on an insurance certificate which shall include the following:

1. The name and address of the insured.



2. City shall be named as an additional primary insured and noncontributory on the general liability certificate.
  3. The location of the operations to which the insurance applies.
  4. The number of the policy and the type or types of insurance in force thereunder on the date of the certificate.
  5. The expiration date of the policy and the limit or limits of liability thereunder on the date of the certificate.
  6. A statement that all coverage is on an occurrence basis rather than a claims basis.
  7. Notice of cancellation of policy will be delivered in accordance with policy provisions.
  8. Name, address, and telephone number of the insurance company's agent.
- B. *Workers' Compensation Insurance:* Applicant shall procure and maintain workers' compensation insurance as required by Utah law.
- C. *Certificate Of Insurance:* No special event permit shall be issued until the applicant and all vendors, exhibitors, or concessionaires participating in the event submit to the City a certificate of insurance as required in this chapter.

### **6-5-3(5): FEES**

*Application And Cost Recovery Fees:* Along with the application for a special event permit, the applicant shall pay any applicable special event application fees and City cost recovery fees.

- A. *City Cost Recovery Fees:* Extra City services will be provided for special events as determined by the City to be needed to protect the health, safety and welfare of the public and shall be paid by the applicant.
1. City costs include, but are not limited to, police, fire, park maintenance, power, water, road closures, and cleanup of City facilities before, during, or after the event, and other costs to the City directly attributable to the special event.
  2. Before City approval is granted to hold the event, the applicant shall pay the deposit and estimated City fees as determined by the City based on the application, the applicant's past event history with the City, and experience with similar events.



- C. *Invoice*: The City may mail or deliver to the permit holder an invoice for the cost of City services provided and any costs incurred by the City in restoring the site. If the amount exceeds the City cost recovery fees paid in advance, the applicant shall pay the unpaid portion of the invoice within thirty (30) days of the date that the invoice was mailed or delivered. If the amount is less than the City cost recovery fees paid prior to issuance of the permit, then the remaining amount shall be returned to the applicant.

#### **6-5-3(6): APPLICATION REVIEW, APPROVAL, AND ISSUANCE**

The City Manager, or a designee, shall review and either approve, approve with conditions, or deny the request for a special event permit. The City Manager may refer the request for a special event permit to the City Council for approval.

#### **6-5-3(7): GROUNDS FOR DENIAL**

A. *Grounds For Denial*: The special event application may be denied by the City if:

1. The proposed special event violates a law, ordinance, policy, procedure, or regulation or poses a danger or threat to the public health, safety or welfare, or causes unreasonable inconvenience or cost to the public;
2. The proposed special event is not consistent with the intended nature and use of the requested City property;
3. The proposed special event is scheduled at a place and time that could disrupt or interfere with an already approved special event;
4. The proposed location or building is not adequate to accommodate the proposed special event such as parking, sanitation facilities, and health or safety codes, or the nature of the proposed special event is such that the City, or the applicant does not have sufficient resources available to ensure the health, safety, and welfare of special event participants or the general public;
5. The permit application contains a material falsehood or misrepresentation;
6. The applicant has failed to pay a debt to the City including costs incurred during a prior special event;
7. Incomplete permit applications; and
8. The applicant or any person on whose behalf the application for a permit was made has on prior occasions:



- a. Damaged City property, if the applicant is for an event on City property; or
- b. Made material misrepresentations regarding the nature or scope of an event or activity previously permitted; or
- c. Has violated the terms of prior permits issued to or on behalf of the applicant.

B. *Notice:* If a special event permit application is denied, the City shall notify the applicant in writing of the reason or reasons for the denial.

### **6-5-3(8): APPEAL PROCEDURES**

Any applicant for a special event permit desiring to appeal an administrative decision concerning the denial or modification of a special event permit may petition the City Council if the decision was made by the City Manager. Any decision made by the City Council is final. All appeals shall be in writing, shall state the specific grounds for the appeal, and shall be delivered to the City Recorder within five (5) calendar days after the date the applicant received notice of the denial. An applicant may appeal the City Council's decision by seeking judicial review with the district court, which review shall be limited to a review of the record. The district court shall presume the City Council's decision is valid and shall review the record to determine whether or not the decision was arbitrary, capricious or illegal.

### **6-5-3(9): VIOLATION**

Any person or entity who maintains or assists in maintaining a violation of this chapter shall be subject to penalty as provision in Section 1-4-1 of the Washington City Code. Violation of this chapter shall be an infraction.

**Section 3. Severability.** If any provision of this Ordinance or application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses or applications thereof which can be implemented without the invalid provision(s), clause(s) or application(s) hereof.

**Section 4. Effective Date.** This Ordinance shall take effect immediately upon publication or posting in the manner required by law.



**PASSED, ADOPTED AND ORDERED POSTED** by the City Council of Washington City on this \_\_\_\_\_day of \_\_\_\_\_, 2022.

Washington City

\_\_\_\_\_  
Kress Staheli, Mayor

Attest:

\_\_\_\_\_  
Tara Pentz, MMC, City Recorder



WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** May 11, 2022

**ACTION REQUESTED:** Preliminary Plat approval for the Finley Farms Townhomes Phase-1 and 2 Subdivision, located at approximately 4300 South Washington Fields Road

**APPLICANT:** MST 150, LLC

**OWNER:** Riverwood Development, LLC

**ENGINEER:** American Land Consulting

**REVIEWED BY:** Eldon Gibb, City Planner

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a Preliminary plat for the Finley Farms Townhomes, Phase-1 and 2 subdivision, located at approximately 4300 South Washington Fields Road. This particular subdivision is proposing 129 units on an area covering 17.84 acres. The zoning designation at this location was recently rezoned to Planned Unit Development-Residential (PUD-R) on October 27, 2021. In the motion for approval, City Council added three conditions which include: (1) Adding 9 visitor parking stalls throughout the entire project, (2) Completion of the amenity to take place at or prior to 25 percent of the issuance of Certificate of Occupancy for the given phase and (3) Build a solid block wall along Weatherby way. The applicant has incorporated these conditions into the preliminary plat. The original 23 visitor stalls have been increased to 32 and a note detailing the block wall and amenities has been added.

The surrounding zoning is Agricultural-20 to the north, Open Space to the east and south and Residential 8,000 sq ft minimum (R-1-8) to the west. This proposal is in the Hillside overlay zone. The Hillside Review Committee met on site and motioned to recommend approval for this project with the condition that AGEK shall double check the grading plan with the rock fall analysis so that any areas of concern can and will be addressed accordingly. Condition number 16 has been added to address this concern.



Staff does have concerns with the timing of the full buildout of Weatherby Way connecting Medallion Drive to Washington Fields. Staff has added condition number 15 to address this concern.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

### **Recommendation**

The Planning Commission reviewed this request on April 20, 2022 and unanimously recommended approval of the Preliminary plat for the Finley Farms Townhomes, Phase-1 and 2 subdivision,, based on the following findings and subject to the following conditions:

### **Findings**

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

### **Conditions**

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
  - A. A title report
  - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).



6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.
  7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
  8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
  9. Driveway locations are to be approved by the Public Works Department.
  10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
  11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
  12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.
  13. A minimum of 32 visitor parking spaces will be included in phases 1 and 2
  14. Completion of the amenity will take place at or prior to 25 percent of the issuance of Certificate of Occupancy
  15. A solid 6 foot block wall will be built along Weatherby Way
  16. Prior to final plat of any phases Weatherby Way shall either be fully constructed to Washington Fields Road or a temporary 26' wide asphalt roadway be constructed in place of Weatherby Way, that will be fully dedicated over to the City and any future pavement and utility requirements will be at the expense of the developer.
  17. AGEC shall double check the grading plan with the rock fall analysis so that any areas of concern can and will be addressed accordingly.
-



## **Finley Farm Townhomes Hillside Committee Minutes**

**Jan 20, 2022**

In attendance: Dave Black, James Dotson, Jason Smith, Lynn Syphus, Councilman Ivie, Wayne Roger, Thad Seegmiller, Jeremy Redd, Drew Elleman, Eldon Gibb, Adam Allen, Justin, Todd, Nathan

Dave Discussed the proposed disturbance level and stated he doesn't have much concern with this area being that the rockfall has been identified and addressed.

Wayne discussed rockfall and that it doesn't run out to the the homes which Adam agreed with

Dave motioned to approve Finley Farm Townhomes with the condition:

- AGECE shall double check the grading plan with the rock fall analysis so that any areas of concern can and will be addressed accordingly.

James second the motion which passes unanimously

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## **Planning Commission Meeting Minutes**

**Apr 20, 2022**

Commissioner Scheel asked where Medallion Drive is located.

Mr. Ellerman said Medallion Drive is currently under construction and is near Crimson High School.

Commissioner Tupou asked if this project was put on hold because of greenhouses.

Mr. Gibb stated not for this phase.

Commissioner Anderson asked about the 15th condition of approval and the location.

Mr. Gibb stated that is where the roadway is going to be.

Commissioner Scheel opened the Public Hearing.



Dean Karsl expressed concern about continuous building and water concerns. How much more building is going to happen before water is gone. A moratorium should be in place to prevent developments until such time when water is not an issue.

Seeing no other comments, Commissioner Scheel asked for a motion to close the Public Hearing.

Commissioner Bulloch motioned to close the Public Hearing.  
Commissioner Tupouseconded the motion.  
Motion passed unanimously.

Commissioner Anderson asked about water and landscape ordinance compliance.

Mr. Ellerman said most of the landscaping will fall in line with the new pending landscape ordinance.

Commissioner Anderson asked about the 15th condition. When will the road be finished?

Mr. Gibb said prior to Final Plat of any phases, Weatherby Way shall either be fully constructed to Washington Fields Road or a temporary 26' wide asphalt roadway be constructed in place of Weatherby Way; which will be fully dedicated over to the City and any future pavement and utility requirements will be at the expense of the developer.

Seeing no other comments, Commissioner Scheel asked for a motion on this item.

Commissioner Anderson motioned to recommend approval to the City Council of the Preliminary Plat for Finley Farms Townhomes Phases 1 and 2 located at approximately 4300 S. Washington Fields Rd. Applicant: MST 150, LLC.  
Commissioner Bulloch seconded the motion.  
Motion passed unanimously.



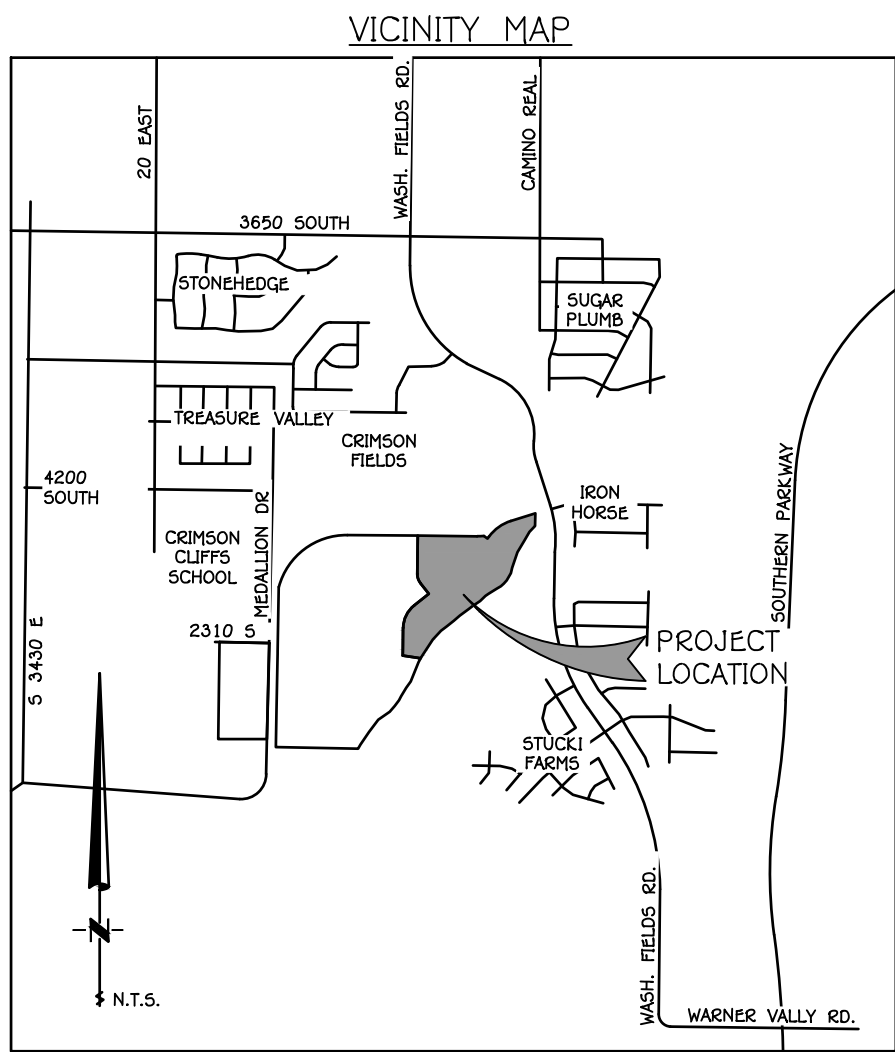
# PRELIMINARY PLAT OF FINLEY TOWNHOMES

## LOCATED IN WASHINGTON, UTAH

SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST

SALT LAKE BASE AND MERIDIAN

APRIL 2022



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SHEET
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	FIRE PROTECTION PLAN

### OWNER / DEVELOPER

MST 150 LLC  
1173 SOUTH 250 WEST #504  
ST GEORGE, UTAH 84790

CONTACT:  
NATHAN PETERSON  
(435) 828-1504  
nathan@brotherskeeperutah.com

### ENGINEERING CONTACT

AMERICAN LAND CONSULTING,  
1173 SOUTH 250 WEST #502  
ST GEORGE, UT 84770

ADAM ALLEN - PROJECT MANAGER  
(435) 680-6711

### BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE EAST SECTION LINE THAT LIES SOUTH 01°03'08" WEST 233.45 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 01°03'08" WEST 159.31 FEET ALONG THE SECTION LINE; THENCE SOUTH 60°16'52" WEST 17.68 FEET; THENCE SOUTH 28°06'37" WEST 289.78 FEET; THENCE SOUTH 14°57'56" WEST 294.14 FEET; THENCE SOUTH 35°33'27" WEST 135.30 FEET; THENCE SOUTH 58°03'03" WEST 135.76 FEET; THENCE SOUTH 42°06'50" WEST 158.26 FEET; THENCE SOUTH 44°38'12" WEST 212.97 FEET; THENCE SOUTH 44°49'28" WEST 213.85 FEET; THENCE SOUTH 38°22'02" WEST 224.17 FEET; THENCE NORTH 57°27'54" WEST 191.46 FEET; THENCE NORTH 89°15'33" WEST 215.42 FEET; THENCE NORTH 00°44'27" EAST 220.84 FEET; THENCE NORTHEASTERLY ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 26°14'52" EAST A DISTANCE OF 232.53 FEET, CENTER POINT LIES SOUTH 89°15'33" EAST, THROUGH A CENTRAL ANGLE OF 51°00'49") 240.40 FEET; THENCE NORTH 51°45'17" EAST 694.07 FEET; THENCE NORTHEASTERLY ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 44°05'25" EAST A DISTANCE OF 141.37 FEET, CENTER POINT LIES NORTH 38°14'43" WEST, THROUGH A CENTRAL ANGLE OF 15°19'44") 141.80 FEET; THENCE NORTH 36°25'33" EAST 237.49 FEET; THENCE NORTHEASTERLY ALONG A 420.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 54°26'45" EAST A DISTANCE OF 259.85 FEET, CENTER POINT LIES SOUTH 53°34'27" EAST, THROUGH A CENTRAL ANGLE OF 36°02'24") 264.19 FEET; THENCE NORTH 72°27'57" EAST 257.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 776,965 SQUARE FEET OR 17.84 ACRES.

### NOTES:

- SUBJECT SITE IS LOCATED WITHIN ZONE "X"
- AMENITIES MUST BE COMPLETED AT THE ISSUANCE OF 25% OF THE BUILDING C/O'S FOR EACH PHASE

SITE DATA (PH 1&2)			
UNITS	129		
ACREAGE	17.84 AC.		
DENSITY	7.23 D.U./ACRE		

PARKING DATA (PH 1&2)			
DESC.	PROVIDED	REQ'D	
UNITS	258	258	
VISITOR	161	32	
TOTAL	419	290	

PROPERTY TABLE (PH 1&2)			
ITEM	AREA	PERCENTAGE	REQUIRED
HILLSIDE OPEN SPACE*	190,750 S.F.	SEE NOTES	N/A
OUTDOOR LIVING AREA**	115,227 S.F.	SEE NOTES	> 27,000 S.F.
TOTAL OPEN SPACE***	415,038 S.F.	53.43%	> 20%
BUILDING/DRIVEWAY	199,110 S.F.	25.63%	< 50%
STREETS	162,717 S.F.	20.94%	N/A
TOTAL	776,965 S.F.	100.00%	N/A

\* HILLSIDE OPEN SPACE PERCENTAGE INCLUDED IN TOTAL OPEN SPACE PERCENTAGE LISTED BELOW

\*\* OUTDOOR LIVING AREA INCLUDES TOWNHOME REAR YARDS

\*\*\* TOTAL OPEN SPACE EXCLUDES TOWNHOME REAR YARD AREAS



## COVER SHEET

### FINLEY FARMS TOWNHOMES PHASE 1&2

### PRELIMINARY PLAT

WASHINGTON CITY, WASHINGTON COUNTY, UTAH  
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

DATE: 04/06/2022

JOB # 21-001

FILE: TH PRE-PLAT.dwg

SHEET

1

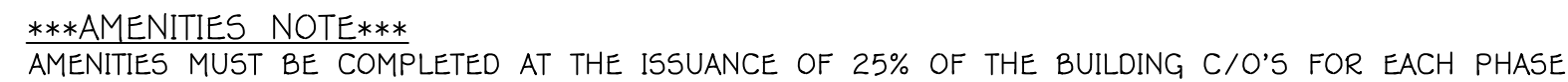
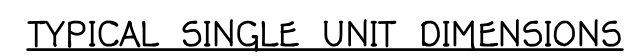
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SHEETS





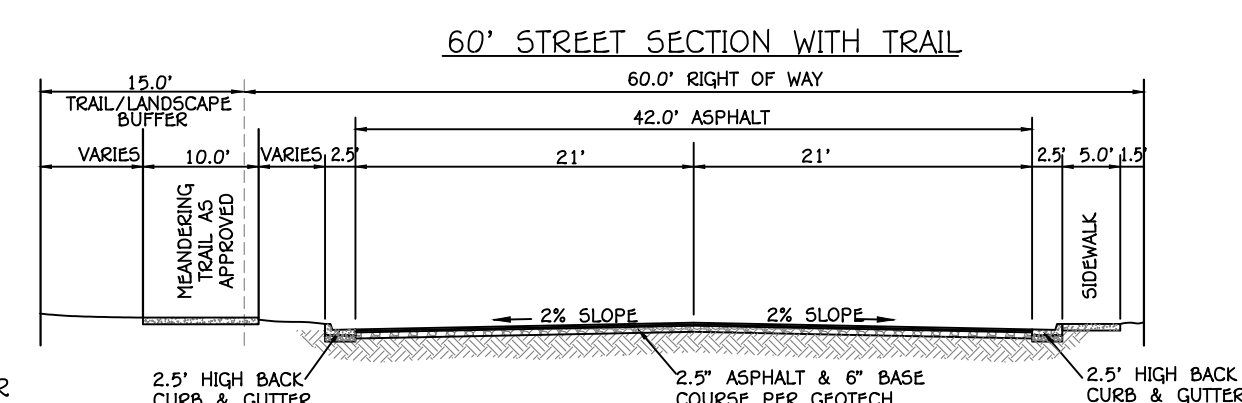
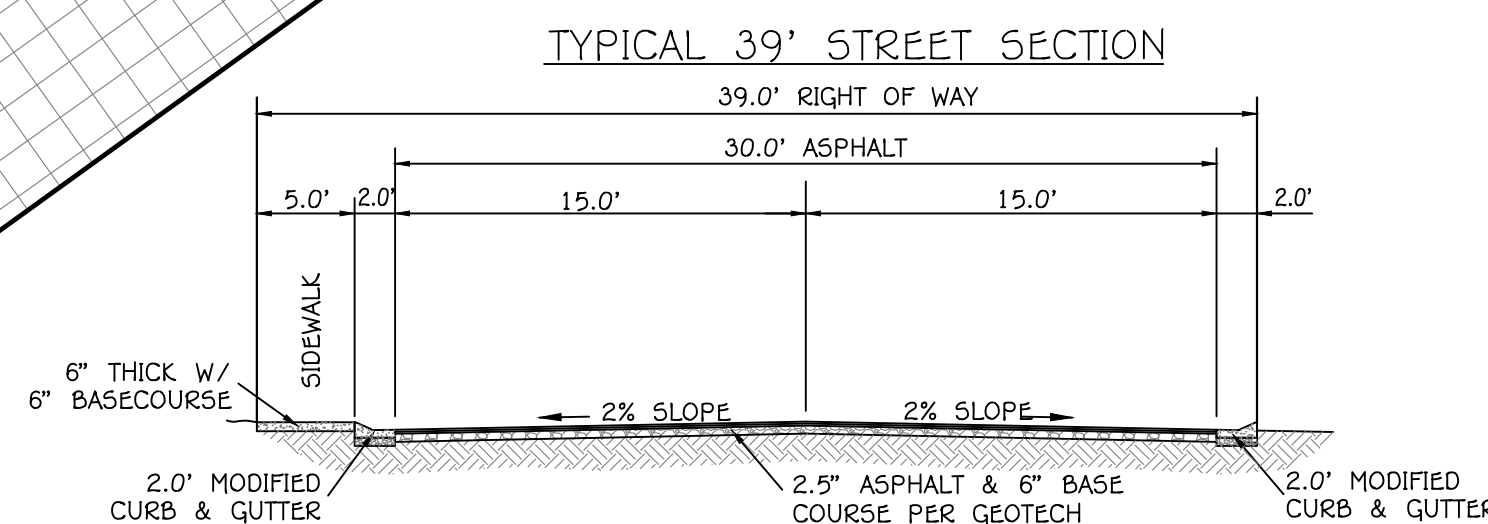
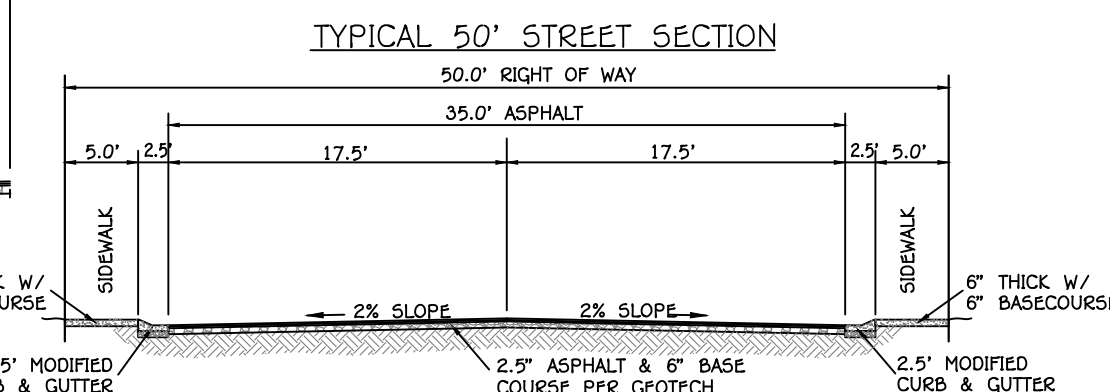
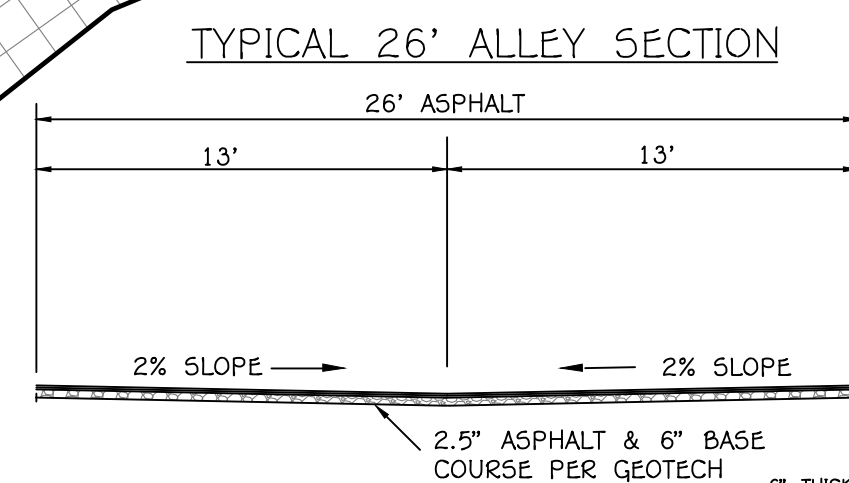




SITE DATA (PH 1&2)		PARKING DATA (PH 1&2)		
UNITS	129	DESC.	PROVIDED	REQ'D
ACREAGE	17.84 AC.	UNITS	258	258
DENSITY	7.23 D.U./ACRE	VISITOR	161	32
		TOTAL	419	290

PROPERTY TABLE (PH 1&2)				
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\* HILLSIDE OPEN SPACE PERCENTAGE INCLUDED IN TOTAL OPEN SPACE PERCENTAGE LISTED BELOW  
\*\* OUTDOOR LIVING AREA INCLUDES TOWNHOME REAR YARDS  
\*\*\* TOTAL OPEN SPACE EXCLUDES TOWNHOME REAR YARD AREAS

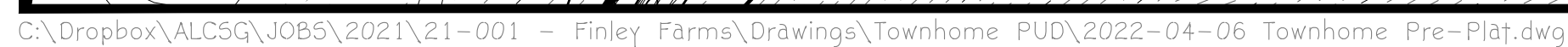
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**SITE PLAN**  
FINLEY FARMS TOWNHOMES PHASE 1&2  
PRELIMINARY PLAT  
WASHINGTON COUNTY, WASHINGTON COUNTY, UTAH  
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

DATE: 04/06/2022  
JOB # 21-001  
FILE: TH PRE-PLAT.dwg

SHEET  
3 / 6  
SHEETS





**AMERICAN**

**LAND CONSULTING**

1043 EAST 3740 SOUTH, WASHINGTON, UT 84780  
435-680-6711 / [ADAMALLCSC.COM](http://ADAMALLCSC.COM)

DATE: 04/06/2022	
JOB # 21-001	
FILE: TH PRE-PLAT.dwg	
SHEET 4	6 SHEETS



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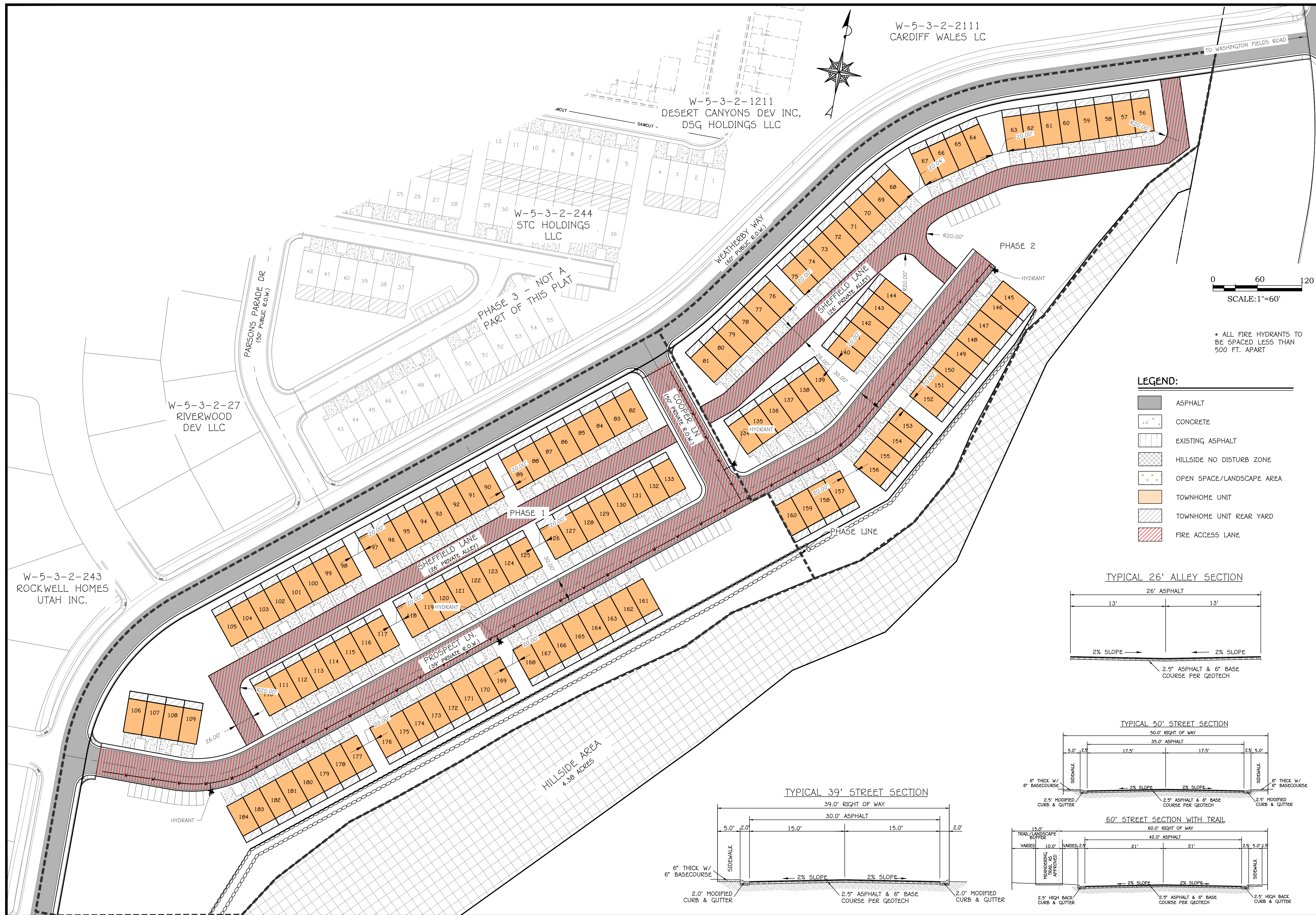
# UTILITY PLAN

FINLEY FARMS TOWNHOMES PHASE 1&2  
PRELIMINARY PLAT

WASHINGTON CITY, WASHINGTON COUNTY, UTAH  
SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

<b>DATE:</b>	04/06/2022
<b>JOB #</b>	21-001
<b>FILE:</b>	TH PRE-PLAT.dwg
<b>SHEET</b>	<b>5</b> / <b>6</b>
	<b>SHEETS</b>

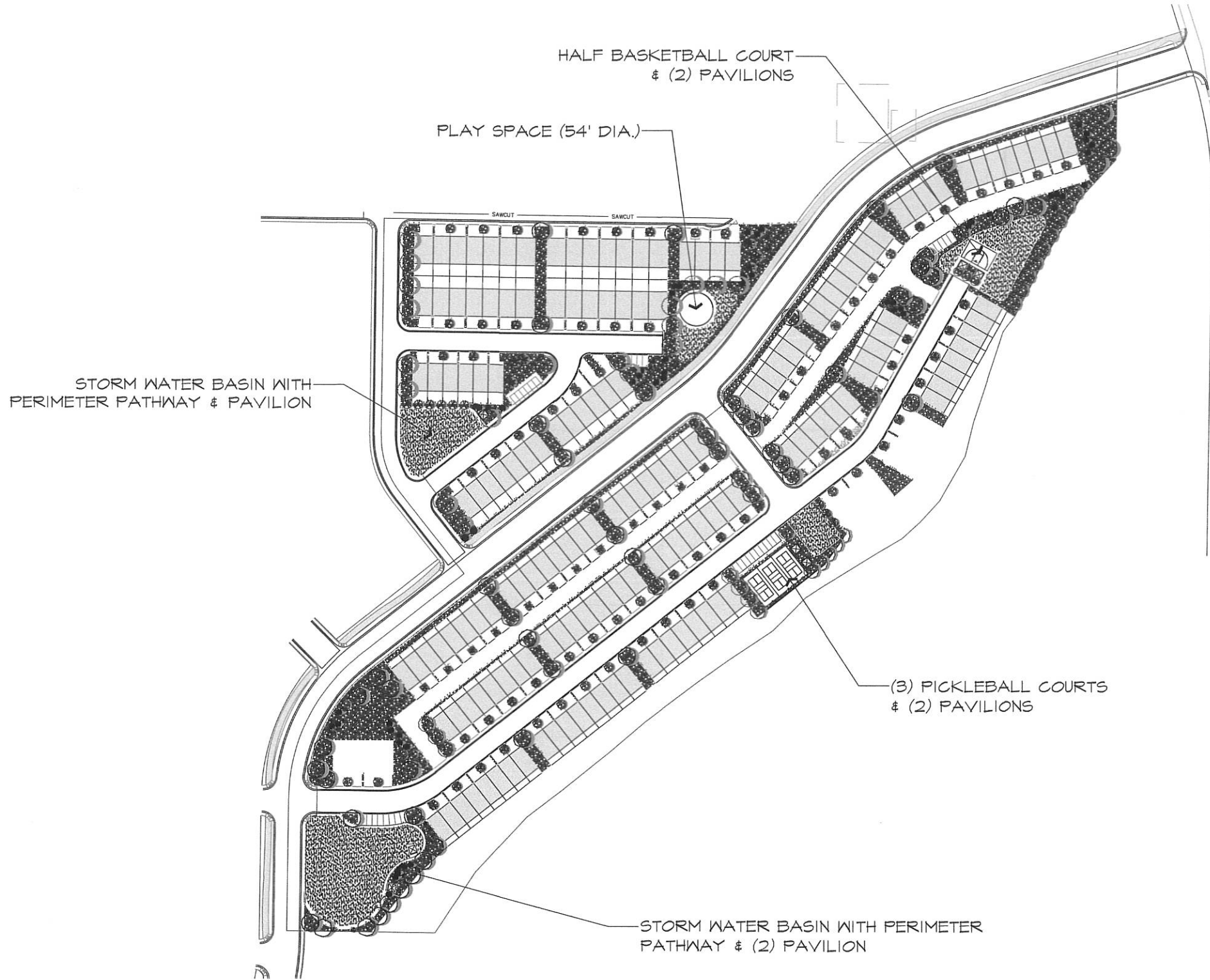


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call 811 or visit [www.bluestakes.org](http://www.bluestakes.org)  
before you dig to have all utilities  
located and marked



PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Bermuda Turf Sod / Locally grown bermuda sod (approved by Owner)	sod
	Crushed Rock Mulch / 1-2" Crushed Rock Mulch barrier fabric under all rock mulch. Submit color samples for approval by owner and architect.	mulch

FINLEY FARMS TOWNHOMES  
LANDSCAPE CONCEPT PLAN  
Washington . Utah

SEPTEMBER 2021

LANDSCAPE  
concept plan

0' 50' 100' 200'  
scale 1"=100' on 22x34 sheet  
scale 1"=200' on 11x17 sheet







#### LANDSCAPE CONCEPT KEY NOTES

- 1** Basketball Court Area
  - (2) Cabanas . BBQs . Lawn
- 2** Play Space
  - Tot lot area . Lawn
- 3** Pickleball Court Area
  - (3) Courts . (2) Cabanas . Lawn
- 4** Storm Water Basin
  - Basin with lawn
- 5** Storm Water Basin Park
  - Basin with lawn . Perimeter pathway . (2) Cabanas

# FINLEY FARMS TOWNHOMES

L a n d s c a p e   C o n c e p t   P l a n



WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

---

**HEARING DATE:** May 11, 2022

**ACTION REQUESTED:** Preliminary Plat approval for the Temple View Subdivision, located at approximately 240 West 3650 South

**APPLICANT:** Hawkeye Construction

**OWNER:** Hawkeye Point LLC

**ENGINEER:** Brown Consulting Engineers

**REVIEWED BY:** Eldon Gibb, City Planner

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a Preliminary plat for the Temple View Subdivision, located at approximately 240 West 3650 South. This particular subdivision is proposing 7 lots on an area covering 3.5 acres. The zoning designation at this location is Residential 12,000 Sq. Ft minimum (R-1-12). The surrounding zoning is R-1-12 to the north, RA-1 bonus density to the east, and R-1-15 to the south and west.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

**Recommendation**

The Planning Commission reviewed this request on April 20, 2022 and unanimously recommended approval of the Preliminary plat for the Temple View Subdivision, based on the following findings and subject to the following conditions:

**Findings**

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.



2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

### **Conditions**

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.



11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. Lots 1-6 shall gain access from 240 west and/or Sacred Court. Lot 7 shall gain access from the 3650 South road. No access to any lot will be given from the new roadway extension.

---

### **Planning Commission Minutes**

**Apr 20, 2022**

Commissioner Bulloch asked about the street access for lot 7.

Mr. Gibb said lot 7 will be given access from the 50 foot street. There is a note on the plat stating no access to these lots will be given from the new roadway extension

Mr. Ellerman said that 3650 South is probably going to be changed to be in line with St. George City and Washington City to be more consistent.

Commissioner Tupou asked about 240 West and if there is a trail system there?

Mr. Ellerman says there will be a new trail that is in line with the new road.

Commissioner Scheel opened the Public Hearing.

Dean Karsl said that locals and residents should be supported and not local developers.

Seeing no other comments, Commissioner Scheel asked for a motion to close the Public Hearing.

Commissioner Tupou motioned to close the Public Hearing.

Commissioner Mitchell seconded the motion.

All in favor.

Motion passed unanimously.

Commissioner Mitchell asked about what is coming in at 3650 South at the other corner.



Mr. Ellerman said that piece may be turned over to the subdivision.

Robert Kendall, developer for the project, said that the triangle piece will stay with the city.

Seeing no other comments, Commissioner Scheel asked for a motion for this item.

Commissioner Tupou motioned to recommend an approval to the City Council for the Preliminary Plat for Temple View Subdivision located at approximately 240 West 3650 South. Applicant: Hawkeye Construction.

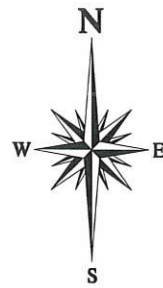
Commissioner Bulloch seconded the motion.

Motion passed unanimously.



# AIRPORT NOTE

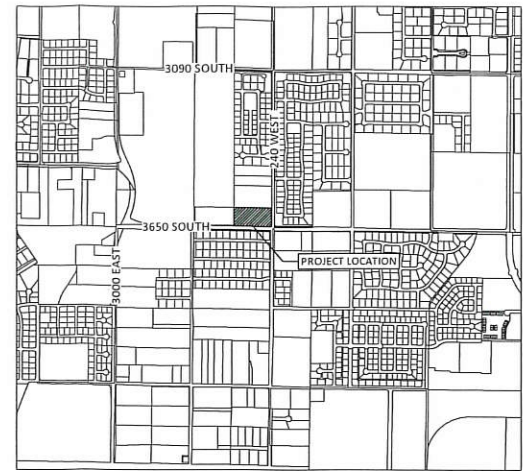
ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, NOISE AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSE BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER, CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.



SCALE IN FEET  
30 0 30 60

## NOTES

- ALL IMPROVEMENTS TO BE CONSTRUCTED TO WASHINGTON CITY STANDARDS.
- THERE EXIST A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND A DRAINAGE EASEMENT ALONG ALL FRONT AND STREET SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- NO ACCESS TO LOTS WILL BE GIVEN OFF OF 3650 SOUTH.



VICINITY MAP

## LEGAL DESCRIPTION

PARCEL 1 (W-5-2-34-224-B): BEGINNING AT A POINT N0°32'01"E, 347.62 FEET ALONG THE CENTER SECTION LINE AND EAST, 2086.81 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, T42S, R15W, SLB&M, SAID POINT BEING ON THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200034863 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE S44°27'38"E, 11.29 FEET TO THE TRUE POINT OF BEGINNING, RUNNING THENCE S89°35'56"E, 550.15 FEET; THENCE S0°09'22"W, 289.39 FEET ALONG SAID EAST LINE; THENCE N89°49'11"W, 13.49 FEET TO THE POINT OF CURVE OF A 34.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N89°59'57"W; THENCE SOUTHWESTERLY 57.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°13'17" TO THE POINT OF CURVE OF A 559.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHWESTERLY 383.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°19'01"; THENCE N44°27'38"W, 228.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (W-5-2-34-224-C): BEGINNING AT A POINT N0°32'01"E, 323.15 FEET ALONG THE CENTER SECTION LINE AND EAST, 1996.16 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, T42S, R15W, SLB&M, SAID POINT BEING ON THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200034863 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE S44°27'38"E, 238.60 FEET TO THE POINT OF CURVE OF A 34.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S45°32'43"W; THENCE SOUTHEASTERLY 53.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" THENCE S45°32'22"W, 59.43 FEET TO THE POINT OF CURVE OF A 159.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 125.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°10'05"; THENCE N89°7'33"W, 12.24 FEET TO A POINT ON SAID WEST LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 20200034863; THENCE N0°14'47"E, 305.36 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

## SITE DATA

PARCEL ID: W-5-2-34-224-B, W-5-2-34-224-C  
ZONING: R-1-15  
GENERAL PLAN: LDR  
TOTAL SITE AREA: 3.50 ACRES  
TOTAL LOTS: 7  
DENSITY: 2.0 DU/AC

## LEGEND

=====	TBC/CURB
-----	CITY CONTROL LINE
-----	CENTER LINE
-----	PROPERTY LINE
-----	ADJACENT PROPERTY
-----X-----	EXISTING CHAINLINK FENCE
-----WTR-----	EXISTING WATER LINE
-----G-----	EXISTING GAS LINE
-----SS-----	EXISTING SEWER LINE
-----OHP-----	EXISTING OVERHEAD POWER
●	SET BCE REBAR AND CAP OR AS NOTED
○	FOUND REBAR AND CAP
⊙	WATER METER
⌂	EXISTING POWER POLE
⊙	EXISTING SEWER MAHNOLE
⊕	EXISTING WATER VALVE

## DEVELOPER INFORMATION

BLACKHAWK CONSTRUCTION  
(801) 580-8585  
HAWKEYECONST@YAHOO.COM

## ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS  
STEVE KAMLOWSKY  
163 W. 1600 S. #5  
ST. GEORGE, UT 84770  
435-628-4700

NO.	REVISIONS	DATE	BY

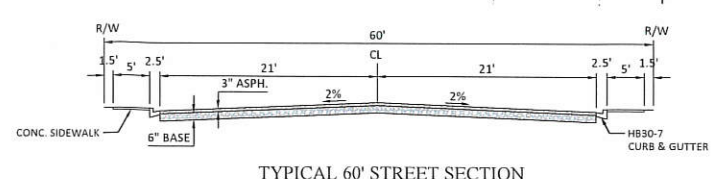
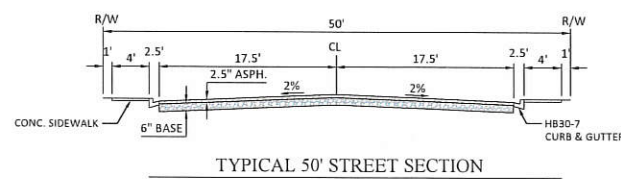
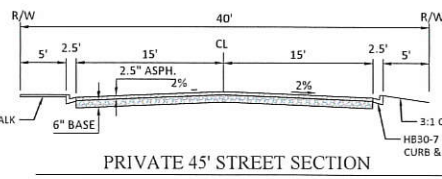
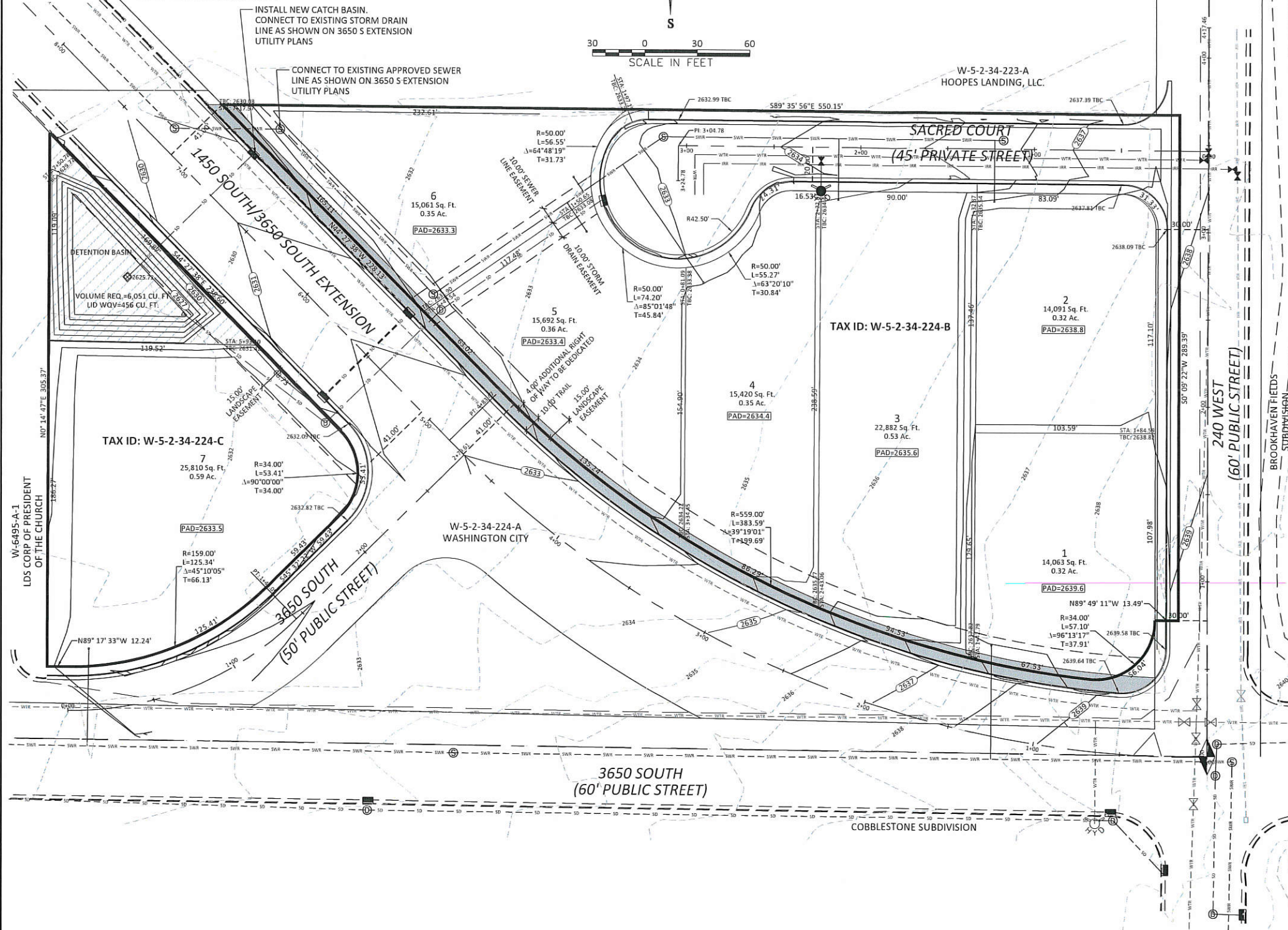
**BROWN CONSULTING ENGINEERS, P.C.**  
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING  
163 WEST 1600 SOUTH, SUITE 5  
ST. GEORGE, UTAH 84770  
(435) 628-4700 FAX (435) 628-4725

PRELIMINARY PLAT FOR  
TEMPLE VIEW SUBDIVISION  
LOCATED IN SE 1/4 SEC. 34 T42S, R15W, SLB&M  
WASHINGTON CITY, UTAH



CHECKED BY: SK
DRAWN BY: SK
DATE: 4/4/22
JOB NO.: 21-80
SCALE: 1"=30'
SHEET NO.: 1

received  
4-4-22





# Briefing Document

**Description:** Employment of Minors

**Presenter:** Jeremy Redd

**Submitted By:** Jeremy Redd

**Recommendation:** Allow the employment of 14 and 15-year-old individuals for specific positions, with the approval of the City Manager.

**Background Information:** Current City policy requires employees to be at least 16 years of age to be employed by the City under any circumstances.

A few departments have requested that this requirement be relaxed to help find employees to fill certain positions that can be accomplished by younger employees. In the current market, it has become increasingly difficult to find good employees, and many cities and private businesses are hiring younger employees.

A program has been started at the Community Center to help kids enter the workforce by training them with work skills and work shadow opportunities. After they leave the program, they have a difficult time finding work close to home and we would like to employ them.

The current policy of not hiring before the age of 16 would be changed to read:

*Minors under the age of 18 are eligible for employment, subject to the provisions of federal and state law governing the employment of minors.*

*Minors ages 14 and 15 may be considered for employment by the City only under very specific circumstances, and with express approval by the City Manager for each specific position considered. Any departments that receive approval to hire employees in this age category are required to meet all legal qualifications related to child labor laws. They will be required to report their compliance with all applicable federal and state requirements each month to the HR department and the City Manager.*

We expect the hiring of these minors to be limited to specific positions and limited in scope.

**Fiscal Impact:** None

**Impacted Fund:** N/A



### **Additional Information from Ben Rae - Asst Leisure Services Director**

It has become increasingly difficult to attract and keep part-time employees. Additionally, it is anticipated that labor shortages will remain for the foreseeable future. The current proposal accepts these two realities and fits within the requirements of the Fair Labor Standards Act. Lastly, it matches more closely with current policies in Hurricane City, many communities in Utah county, and all recreation facilities operated by Salt Lake County Recreation.

Youth aged 14-15 must meet all qualifications for employment and would be subject to the following conditions:

1. May work no more than 3 hours per shift between the hours of 2-7 PM on a school day and no more than 6 hours per shift between the hours of 8 AM - 8 PM on any non-school day between September 1 and June 1.
2. May work no more than 6 hours per shift between the hours of 8 AM - 8 PM on a non-school day between June 1 and September 1.
3. May work no more than 15 hours in any week during the school year (no more than 4 shifts per week).
4. May work no more than 28 hours in any week during the summer.
5. May not change shifts with any other employee. Any changes to shifts must be made directly with a supervisor.
6. May not enter any chemical storage area.
7. May not use any power tools.

The following are examples of positions that may be filled by 14-15 year old youth: swim lessons aide, lifeguard (15 year old only), rockwall attendant, concessions attendant, park and facility maintenance/janitorial, and youth referee.



# Briefing Document

**Description:** Update on the Washington City Utility Policy on Account owners

**Presenter:** Kerry Wheelwright

**Submitted By:** Kerry Wheelwright

**Recommendation:** Consider changes and updates to account owner policies

**Background Information:** Establishing landlords and property owners as the primary and ultimate responsible party for the payment of utility bills on their owned property that is being rented out. Waiving deposit fees on utility accounts in light of this change.

**Fiscal Impact:** Additional revenue to the City by way of fewer accounts being uncollectible and reducing the number of accounts going to collection agencies.

**Impacted Fund:** Utilities and Power